



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, January 27, 2025
6:30 PM

AGENDA

SUBJECT TO CHANGE

Meeting is open to the public and streamed live on YouTube.

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

To find our YouTube Channel - Go to www.lansingtown.com, click on the "YouTube" Icon (red square) located on the bottom left corner of our Home Page.

1. Call Meeting to Order

2. Roll Call

3. Action Items

a. Project: Final Plat Review/Approval of Major Subdivision of land at 0 Teeter Road

Applicant: Andy Sciarabba on behalf of Scott Cardamone

Location: 0 Teeter Road Tax Parcel # 37.1-7-18.12

Project Description: Major Subdivision of approximately 8.9 acres into three lots, including 580' of 8" DI water main plus three (3) services. This project is located in the R1 zoning district

SEQR: This is an Unlisted action and will require further review-**completed on 9/23/24**

Anticipated Action:Final Plat review, issue final conditions/approval

b. Project: Final Plat Review - Minor Subdivision of land at 555 Ridge Road

Applicant: Jill Rosentel, representing Molly Kornblum

Location: 555 Ridge Road TPN 26.-4-7.232

Project Description: Final Plat review of subdivision of land at 555 Ridge Road into three parcels: Parcel A (4.21 acres), Parcel B (2.45 acres) and Parcel C (.99 acres)

SEQR: This is an Unlisted action under SEQR 617.4 and will require further review

Anticipated Action: Hold Public Hearing, complete SEQR pt. 2 review, issue final conditions/approvals

c. Project: Lot Line Adjustment totaling 1+ acre at 1868 E. Shore Drive

Applicant: John Young

Location: 1868 E. Shore Drive Tax Parcel # 37.1-7-10.5

Project Description: Lot Line Adjustment of land totaling more than 1 acre. This project is located in the R2 zoning district

SEQR: Type II (617.5 (C)(16)), no further review required

Anticipated Action: Review of Lot Line Adjustment, comments and referral to Planning Dept. for sign – off

d. **Project:** Sketch Plan Review - Minor Subdivision of land at 113 Bower Road

Applicant: Jesse Young

Location: 113 Bower Road Tax Parcel # 31-1-11.22

Project Description: Minor subdivision of land at 113 Bower Road (188 acres) into 4 new residential lots, each totaling 1.25 acres. No new structures or infrastructure are being proposed. This project is located in the R2 zoning district

SEQR: This is an Unlisted action under SEQR 617.4 and will require further review

Anticipated Action: Sketch Plan review of project and preliminary comments

e. **Project:** Sketch Plan Review - Major Subdivision of land at 106 E. Shore Circle

Applicant: Jesse Young

Location: 106 E. Shore Circle Tax Parcel # 37.1-7-12.2

Project Description: Major subdivision of land at 106 E. Shore Circle (9.9 acres) into 7 lots of varying size. No structures are being proposed; however, each parcel will include stormwater management practices, with a SWPPP being prepared by the applicant. This project is located in the R2 zoning district

SEQR: This is an Unlisted action under SEQR 617.4 and will require further review

Anticipated Action: Sketch Plan review of project and preliminary comments

f. **Project:** Site Plan Review - Cellular Communications Tower located at 1767 E. Shore Drive

Applicant: Jared Lusk, representing Verizon Wireless

Location: 1767 E. Shore Drive Tax Parcel # 37.1-6-9

Project Description: Site Plan Review of a proposed 149' monopole cellular communication tower and associated facility located at 1767 E. Shore Drive. This project is located in the R2 zoning district, which does not permit the siting of a cellular communications tower, and will require the issuance of a Use Variance through the TOL ZBA

SEQR: This is an Unlisted action under SEQR 617.4 and will require further review

Anticipated Action: Begin SEQR review pt 2

g. **Project:** Site Plan Review of **Two** Solar Energy Facilities – NY Lansing I & NY Lansing II (Delaware River Solar)

Applicant: Mollie Messenger, representing Delawar River Solar

Location: North Triphammer Road Tax Parcel # 44.-1-1.2 and 44.-1-3.3

Project Description: Site Plan Review of two solar energy facilities located off N. Triphammer Road

SEQR: This project is a Type I action (617.4 (B)(2) and 617.4 (6)(i)) and will require further review – **completed during ZBA review**

Anticipated Action: Site Plan Review of project

h. **Project:** Lot Line Adjustment at N. Triphammer Road – Delaware River Solar

Applicant: Mollie Messenger, representing Delawar River Solar

Location: North Triphammer Road Tax Parcel # 44.-1-1.2 and 44.-1-3.3

Project Description: Lot Line Adjustment of land needed for Solar Energy Facility

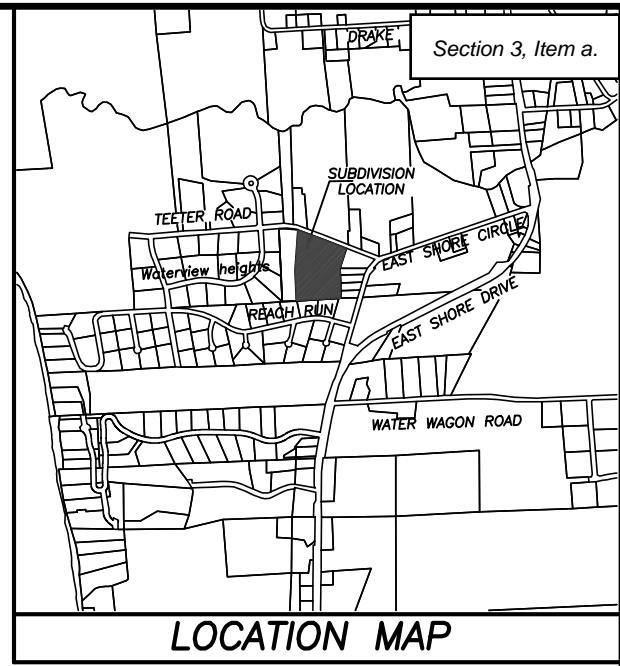
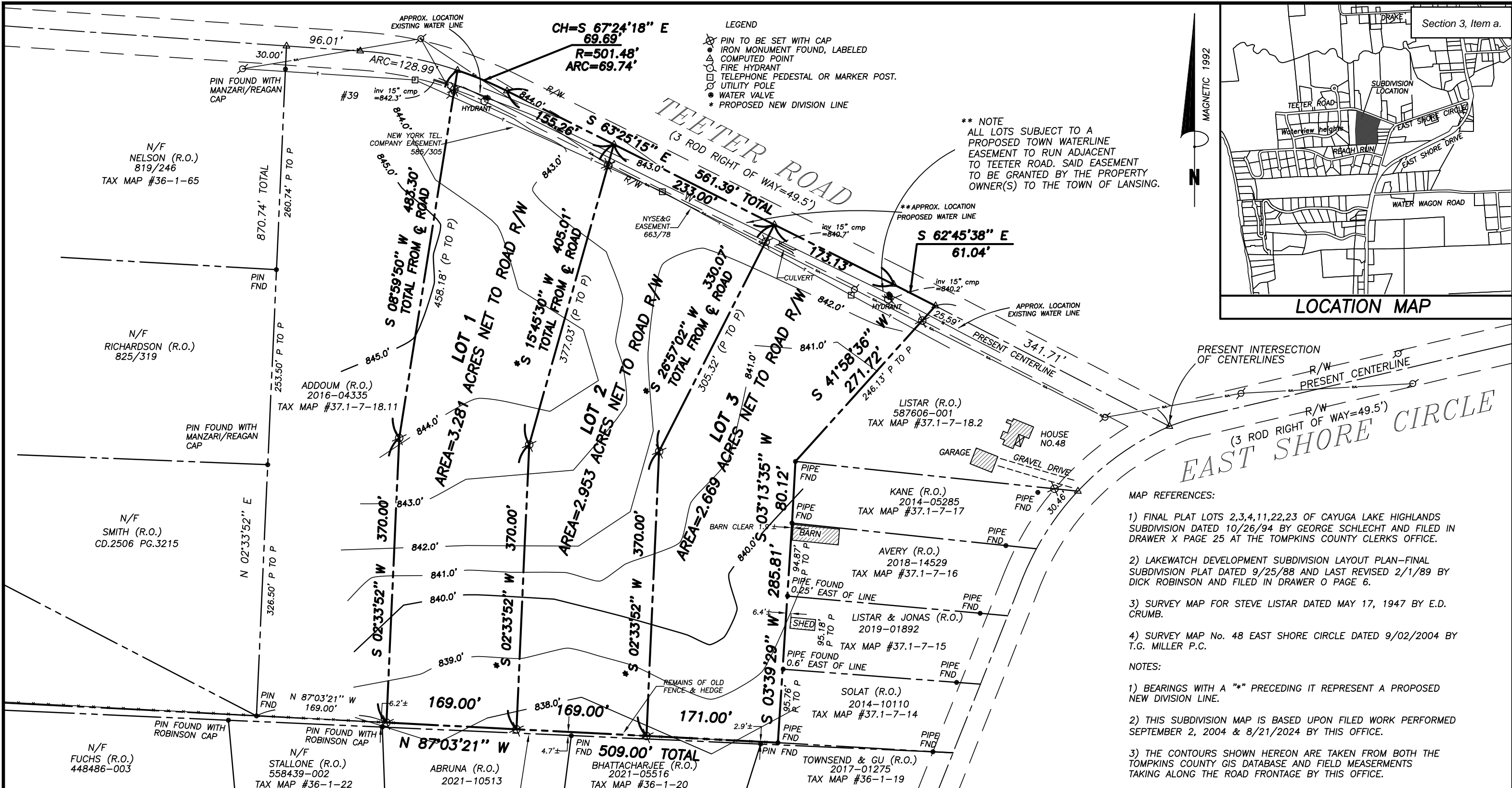
SEQR: This project is an Type II Action and will not require further Board review

Anticipated Action: Preliminary Plat Review

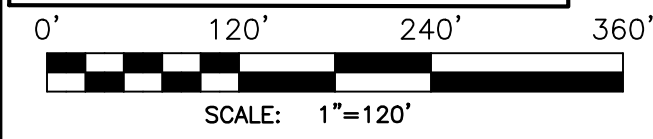
i. **Executive Session**

4. Adjourn Meeting

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the Town Clerk's Office at 607-533-4142. Request should be made 72 hours prior to the meeting.



TITLE INFORMATION
CARDAMONE HOME BUILDERS, INC.
 part of INSTR. No. 464378-001
 TAX MAP NO.37.1-7-18.12



WARNING
 ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

T G M

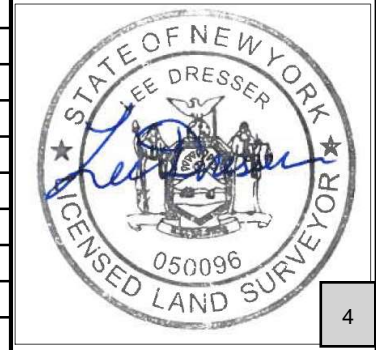
T. G. MILLER P.C.
 ENGINEERS AND SURVEYORS
 605 WEST STATE STREET
 ITHACA, NEW YORK 14850
 TEL (607)272-6477

TITLE:
FINAL SUBDIVISION MAP
 SHOWING LANDS OF
CARDAMONE HOME BUILDERS, INC.
 LOCATED ON TEETER ROAD
 TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE:
 11/18/2024

SCALE:
 1"=120'

REVISED



WATER MAIN EXTENSION RE-SUBMISSION 10-23-2024

TEETER ROAD

3-LOT MAJOR SUBDIVISION

Cardamone Home Builders

11 Woodland Way, Lansing, New York 14882



DRAWING LIST

- GENERAL
- G-001 COVER SHEET
- CIVIL
- C-101 EXISTING CONDITIONS PLAN
- C-102 SUBDIVISION PLAN
- ① C-103 EROSION AND SEDIMENT CONTROL PLAN
- C-104 GRADING AND DRAINAGE AND UTILITY PLANS
- C-105 WATER MAIN EXTENSION PLAN PROFILE AND DETAILS
- C-106A WORK IN TOWN ROW - WZTC LANE CLOSURE PLAN
- C-106B WORK IN TOWN ROW - WZTC LANE CLOSURE TABLES

TEETER ROAD SUBDIVISION
 TEETER ROAD LANSING NY, 14882

PROJECT LOCATION PLAN

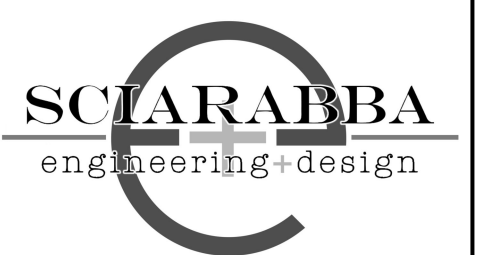


PROJECT INFORMATION

DATE: 8/28/2024 (10/23/2024 REVISED DRAWINGS)
 JOB NUMBER: 24-10
 APPLICANT: SCOTT CARDAMONE, CARDAMONE HOME BUILDERS
 APPLICANT ADDRESS: 11 WOODLAND WAY LANSING, NY 14882
 APPLICANT PHONE: 607-765-9736
 APPLICANT EMAIL: SCOTTAPARTMENTS150@GMAIL.COM
 PROJECT ADDRESS: TEETER ROAD LANSING, NY 14882
 PARCEL INFORMATION: TAX MAP NO. 37.1-7-18.12 APPROX. 8.9 ACRES

DRAWING NUMBER

G-001



SCARABBA ENGINEERING, PLLC
9064 Kingsford Road
Trumansburg, NY 14886
607-527-0078
www.sciarabbaeng.com



WARNING:
It is a violation of Section 2209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way, if an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

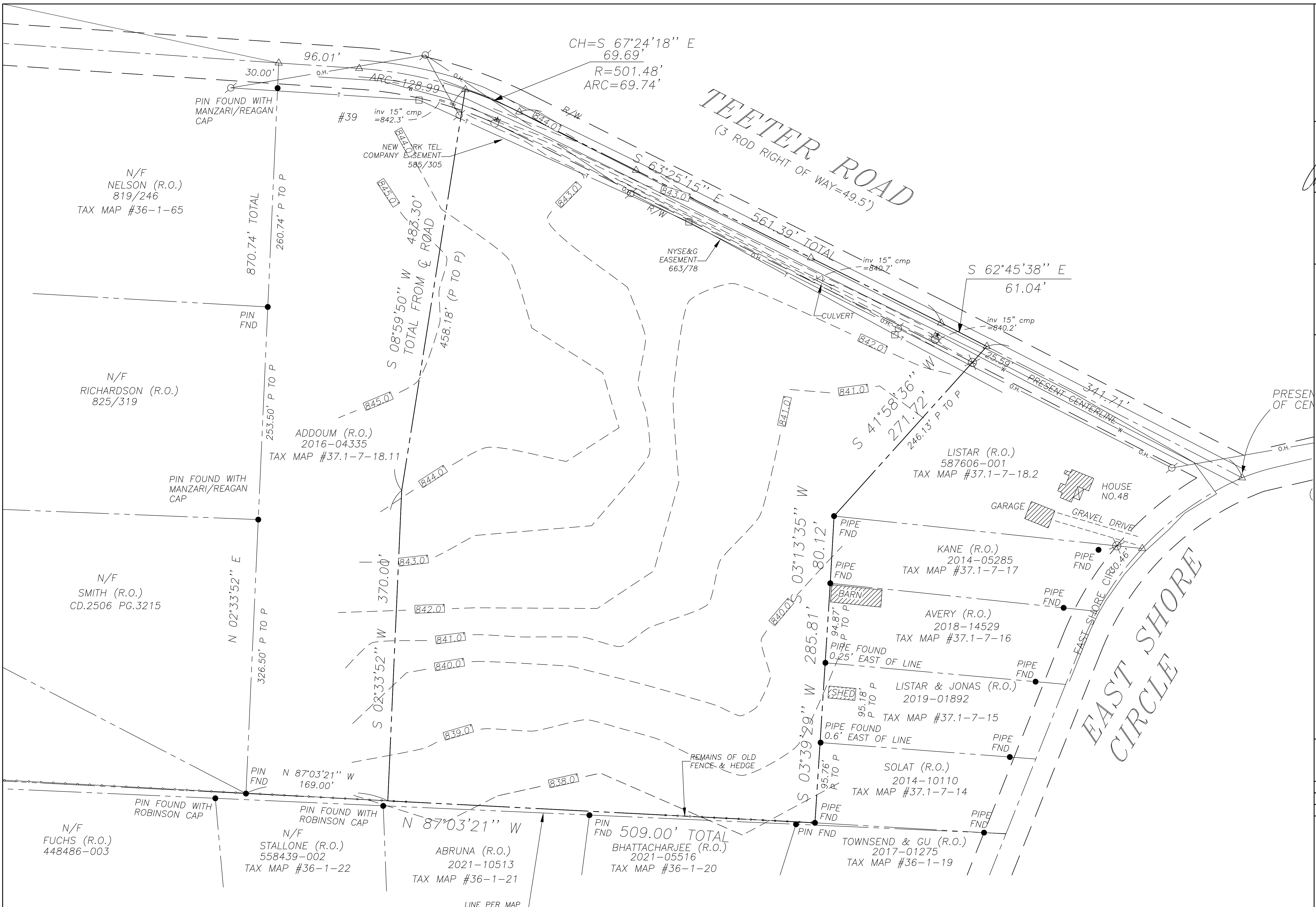
TEETER ROAD SUBDIVISION
TEETER ROAD LANSING NY, 14882

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PROJECT NUMBER	24-10
DATE	08/28/2024
SCALE	1"=50'

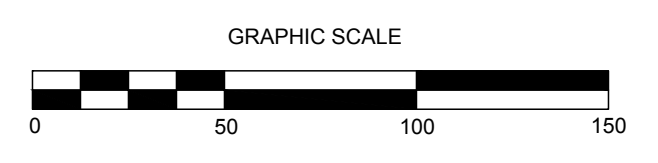
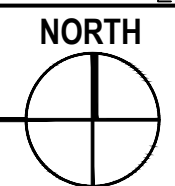
DRAWING TITLE
EXISTING CONDITIONS PLAN

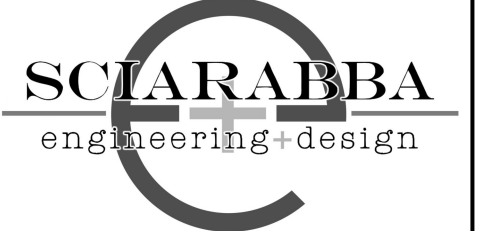
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C-101



EXISTING CONDITIONS PLAN

SCALE: 1"=50'





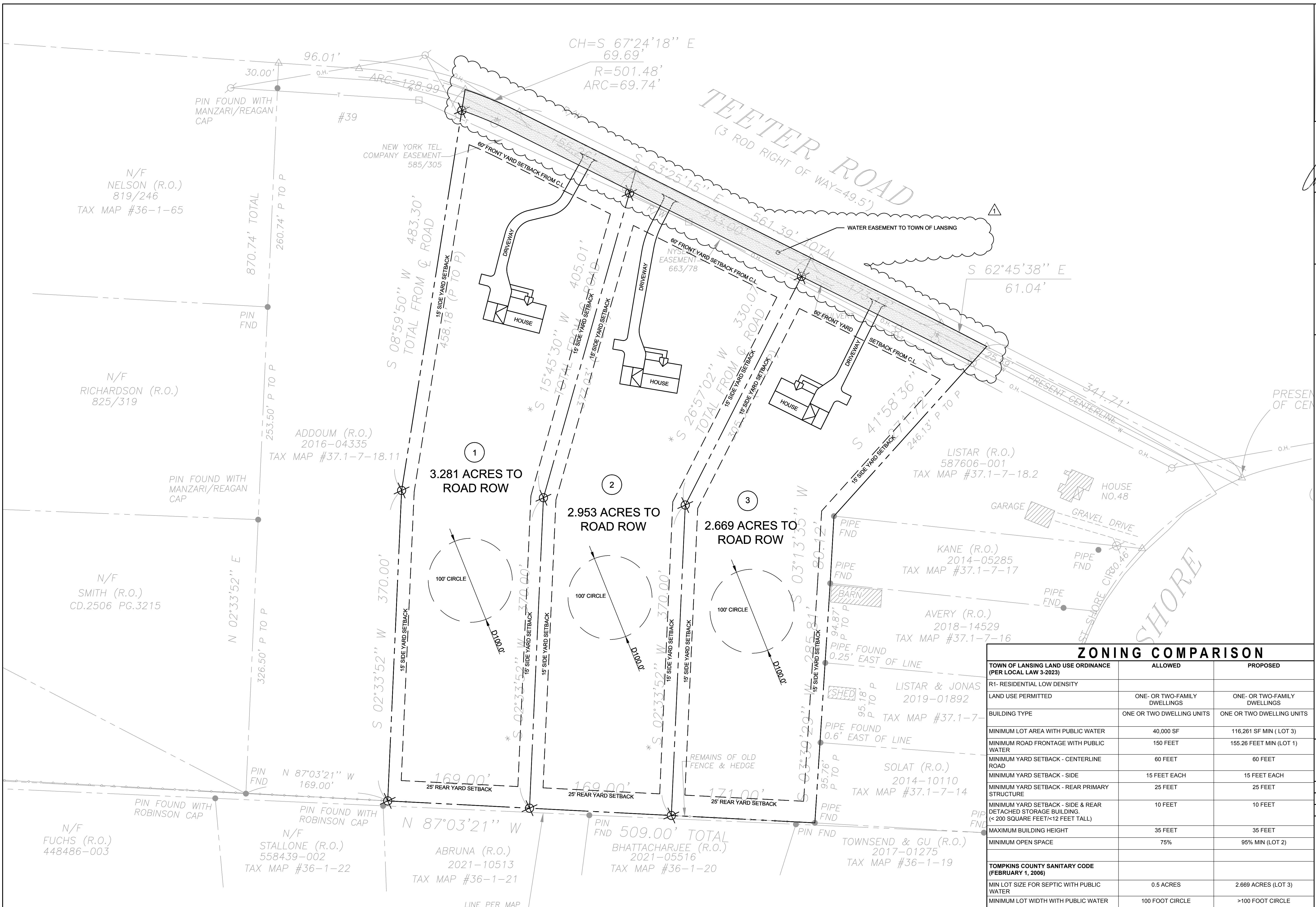
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TEETER ROAD SUBDIVISION

TEETER ROAD LANSING NY, 14882



ZONING COMPARISON		
TOWN OF LANSING LAND USE ORDINANCE (PER LOCAL LAW 3-2023)	ALLOWED	PROPOSED
R1- RESIDENTIAL LOW DENSITY		
LAND USE PERMITTED	ONE- OR TWO-FAMILY DWELLINGS	ONE- OR TWO-FAMILY DWELLINGS
BUILDING TYPE	ONE OR TWO DWELLING UNITS	ONE OR TWO DWELLING UNITS
MINIMUM LOT AREA WITH PUBLIC WATER	40,000 SF	116,261 SF MIN (LOT 3)
MINIMUM ROAD FRONTAGE WITH PUBLIC WATER	150 FEET	155.26 FEET MIN (LOT 1)
MINIMUM YARD SETBACK - CENTERLINE ROAD	60 FEET	60 FEET
MINIMUM YARD SETBACK - SIDE	15 FEET EACH	15 FEET EACH
MINIMUM YARD SETBACK - REAR PRIMARY STRUCTURE	25 FEET	25 FEET
MINIMUM YARD SETBACK - SIDE & REAR DETACHED STORAGE BUILDING, (< 200 SQUARE FEET/ <12 FEET TALL)	10 FEET	10 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
MINIMUM OPEN SPACE	75%	95% MIN (LOT 2)
TOMPKINS COUNTY SANITARY CODE (FEBRUARY 1, 2006)		
MIN LOT SIZE FOR SEPTIC WITH PUBLIC WATER	0.5 ACRES	2.669 ACRES (LOT 3)
MINIMUM LOT WIDTH WITH PUBLIC WATER	100 FOOT CIRCLE	>100 FOOT CIRCLE

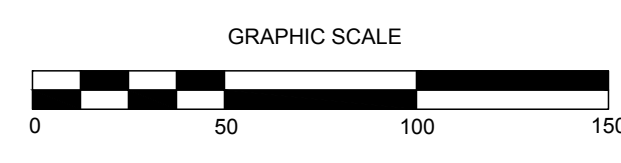
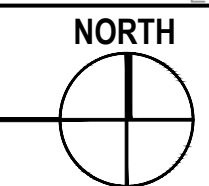
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REVISION 1	REV PER TGM COMMENTS 10-23-24

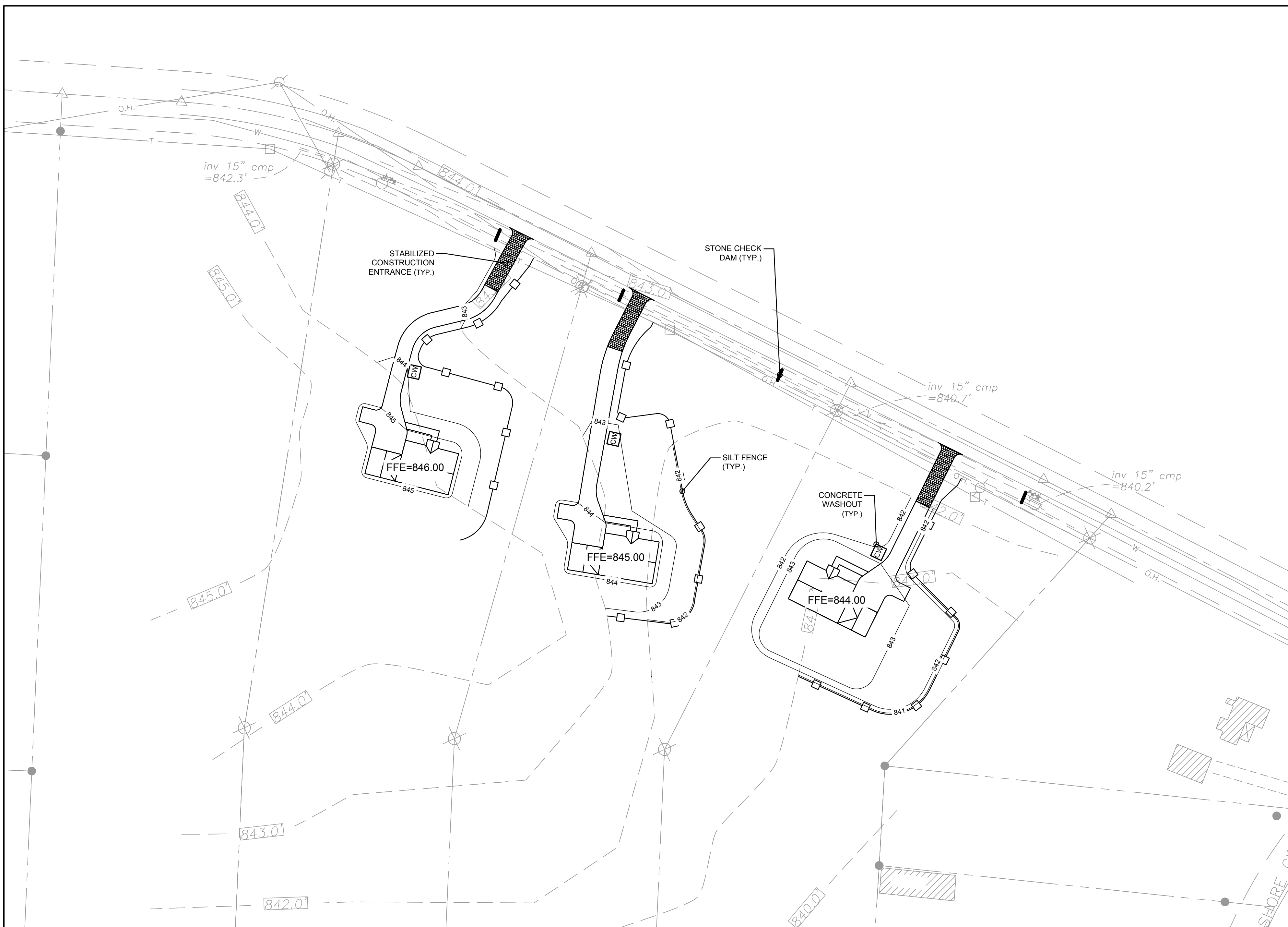
PROJECT NUMBER	24-10
DATE	08/28/2024
SCALE	1"=50'

DRAWING TITLE
SUBDIVISION PLAN

DRAWING NUMBER
C-102

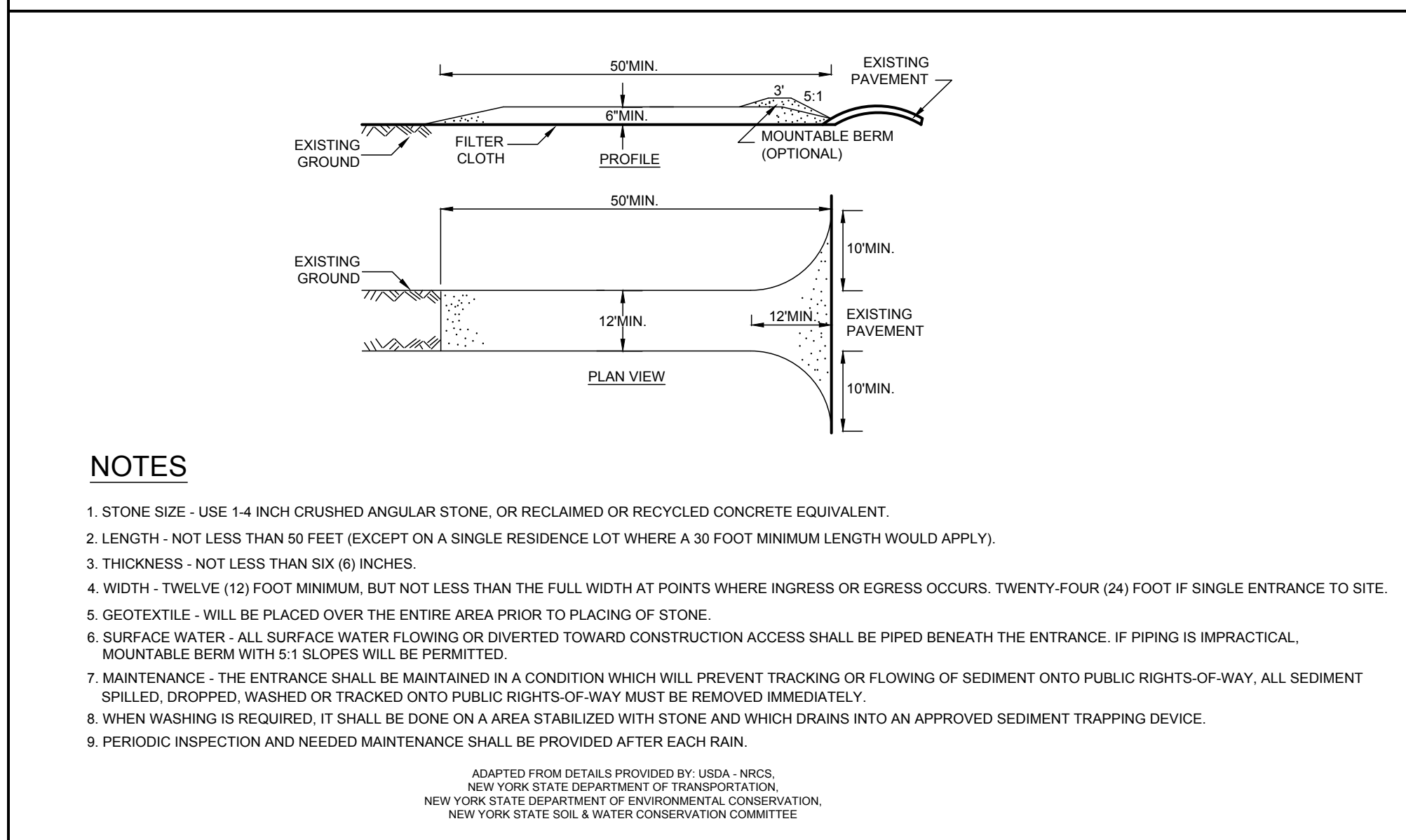
SUBDIVISION PLAN
SCALE: 1"=50'



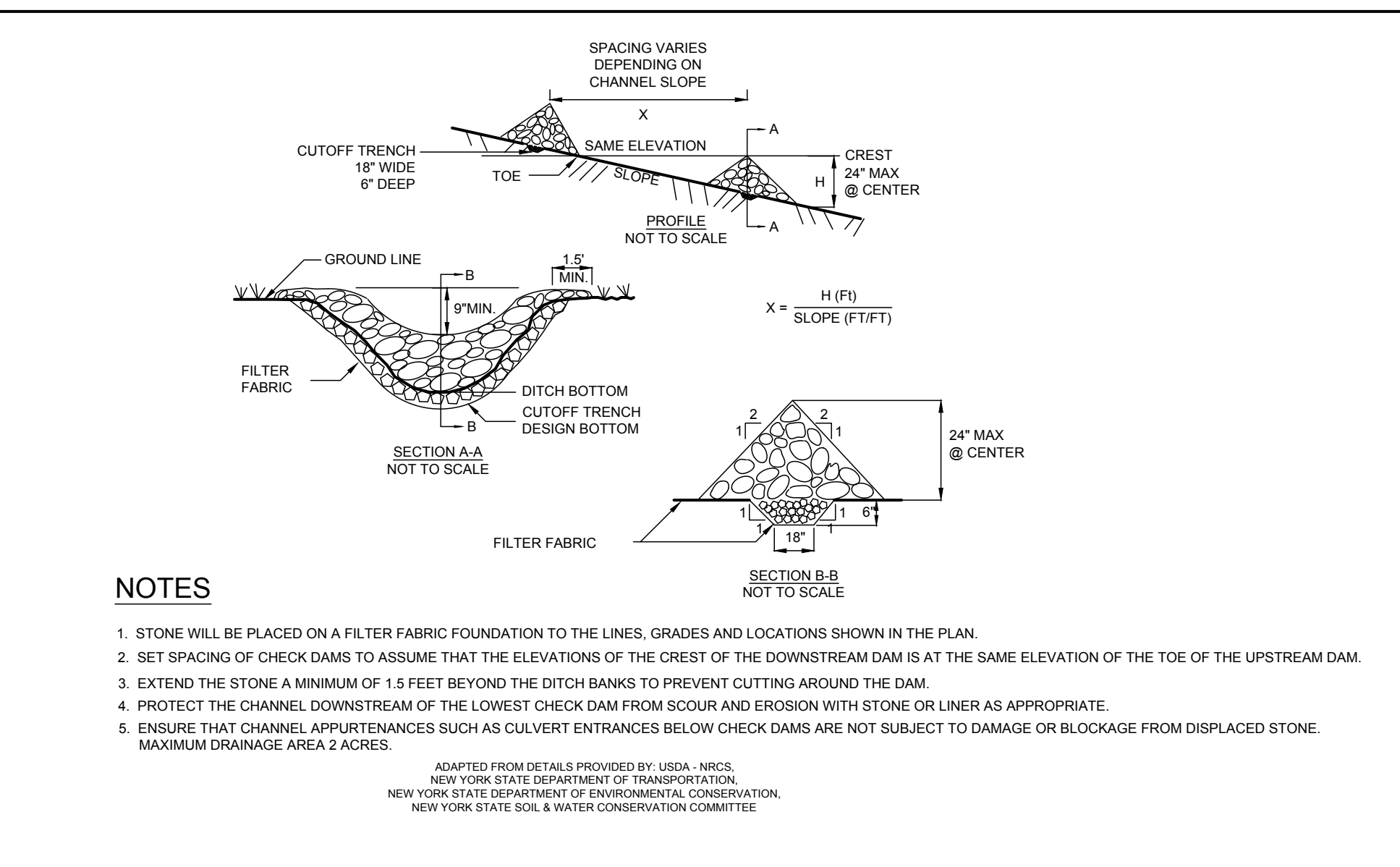


EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=50'



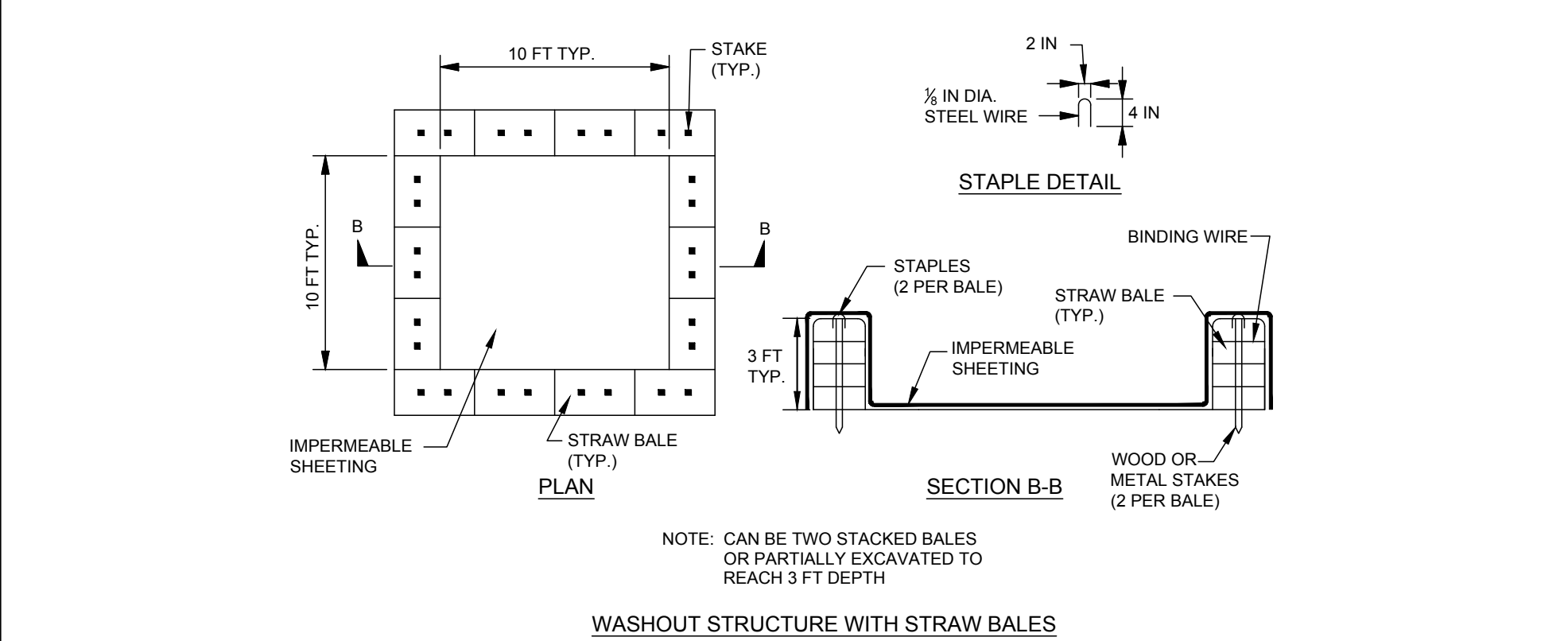
STABILIZED CONSTRUCTION ENTRANCE - NOT TO SCALE



STONE CHECK DAM - NOT TO SCALE

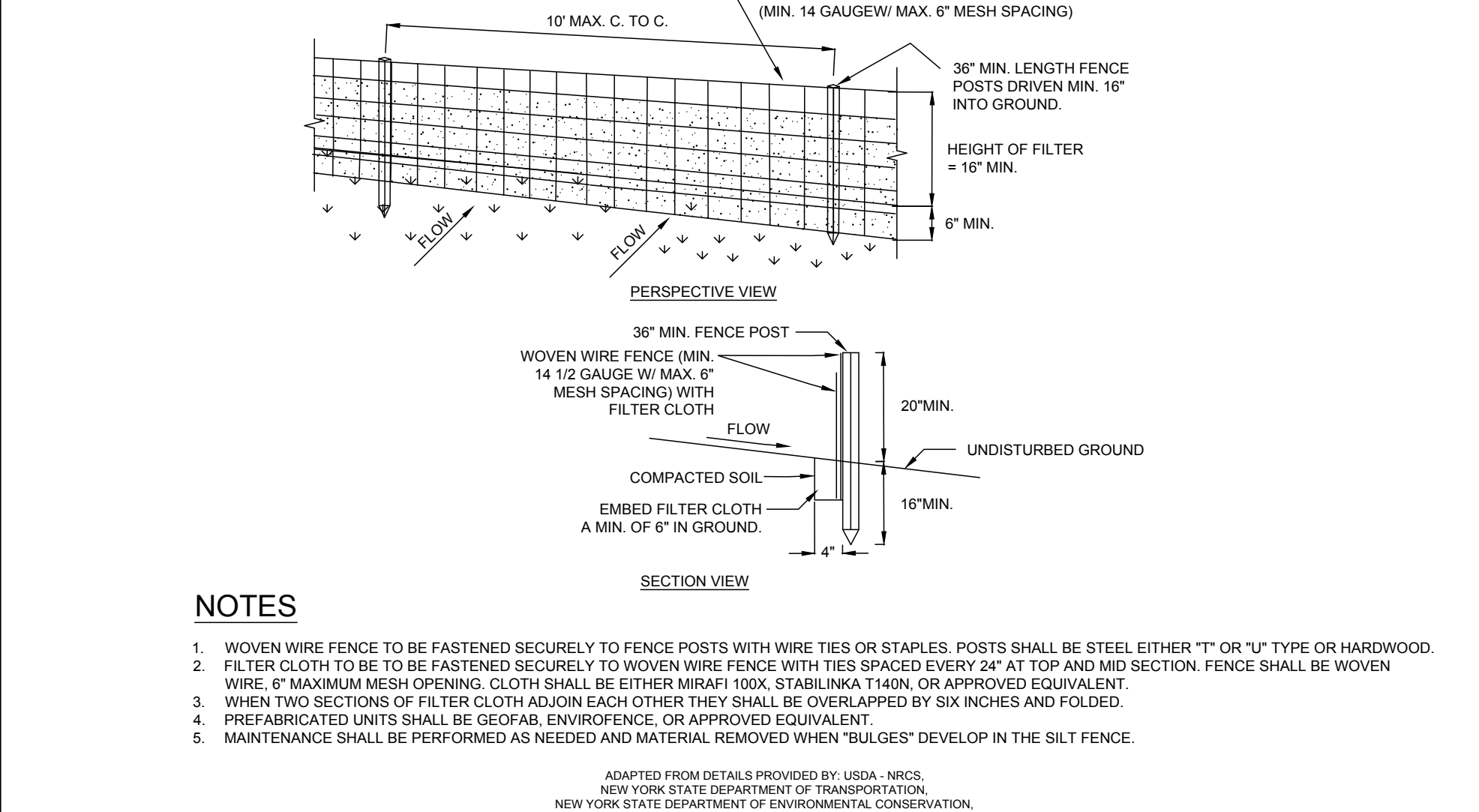
- EROSION AND SEDIMENT CONTROL NOTES:**
- PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES, AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED, SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL.
 - DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL.
 - BARE SOILS SHALL BE MULCHED WITH HAY AT A RATE OF TWO TONS PER ACRE WITHIN 14 DAYS OF EXPOSURE. IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.
 - AS SEDIMENT ACCUMULATES TO THE DEPTH OF THE SILT FENCE AND CHECK DAMS, SEDIMENT SHALL BE REMOVED AS OUTLINED IN THE NYS GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL.
 - THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS & METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM & ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, TOWN, OR NYSDEC.
 - PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTIES, STREETS, WATERWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK. COMPLY WITH THE LATEST ISSUE OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENTATION AND THE NYSDEC'S "REDUCING THE IMPACTS OF STORMWATER RUNOFF FROM NEW DEVELOPMENT".
 - MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (2" RAINFALL OR GREATER) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: REPLACING DAMAGED OR SILTED IN SILT FENCE OR CHECK DAMS AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.
 - CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE. LAWNS HAVE BECOME ESTABLISHED TO 80% VEGETATIVE COVER AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.
 - CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENTATION".
- SEQUENCE OF CONSTRUCTION:**
- INSTALL SILT FENCE AND CHECK DAMS, AND STABILIZED CONSTRUCTION ENTRANCES AS SHOWN ON PLAN PRIOR TO BEGINNING EARTHWORK OPERATIONS.
 - REMOVE ALL TREES, STUMPS, AND BRUSH PRIOR TO BEGINNING EARTHWORK OPERATIONS.
 - STRIP AND STOCKPILE TOPSOIL.
 - SURROUND ALL STOCKPILE AREAS WITH SILT FENCE.
 - INSTALL CONCRETE WASHOUTS.
 - COMPLETE SITE AND UTILITY IMPROVEMENTS.
 - FINE GRADE, SEED, AND MULCH ALL DISTURBED LAWN AREAS WITHIN FOURTEEN (14) DAYS OF DISTURBANCE.
 - REMOVE TEMPORARY SILT FENCE AND CHECK DAMS ONLY AFTER SITE IS COMPLETELY STABILIZED AND ALL DISTURBED LAWN AREAS HAVE ACHIEVED 80% VEGETATIVE GROWTH.

EROSION AND SEDIMENT CONTROL NOTES - NOT TO SCALE



- CONSTRUCTION NOTES**
- LOCATE WASHOUT STRUCTURE A MINIMUM OF 100 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
 - SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER, SOLIDS AND RAINFALL AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
 - PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
 - PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
 - KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.
 - DURABLE PORTABLE CONCRETE WASHOUT BASINS OR TUBS MAY BE USED WITH THE APPROVAL OF THE EROSION CONTROL INSPECTOR.

CONCRETE WASHOUT - NOT TO SCALE



SILT FENCE - NOT TO SCALE

SCARABBA
engineering+design

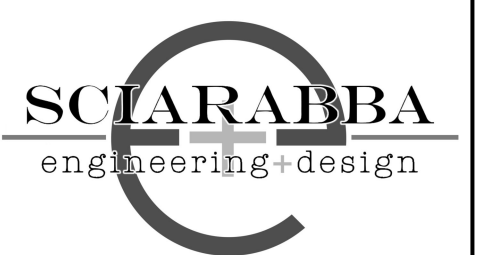
SCARABBA ENGINEERING, PLLC
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STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER

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TEETER ROAD SUBDIVISION
TEETER ROAD LANSING NY, 14882

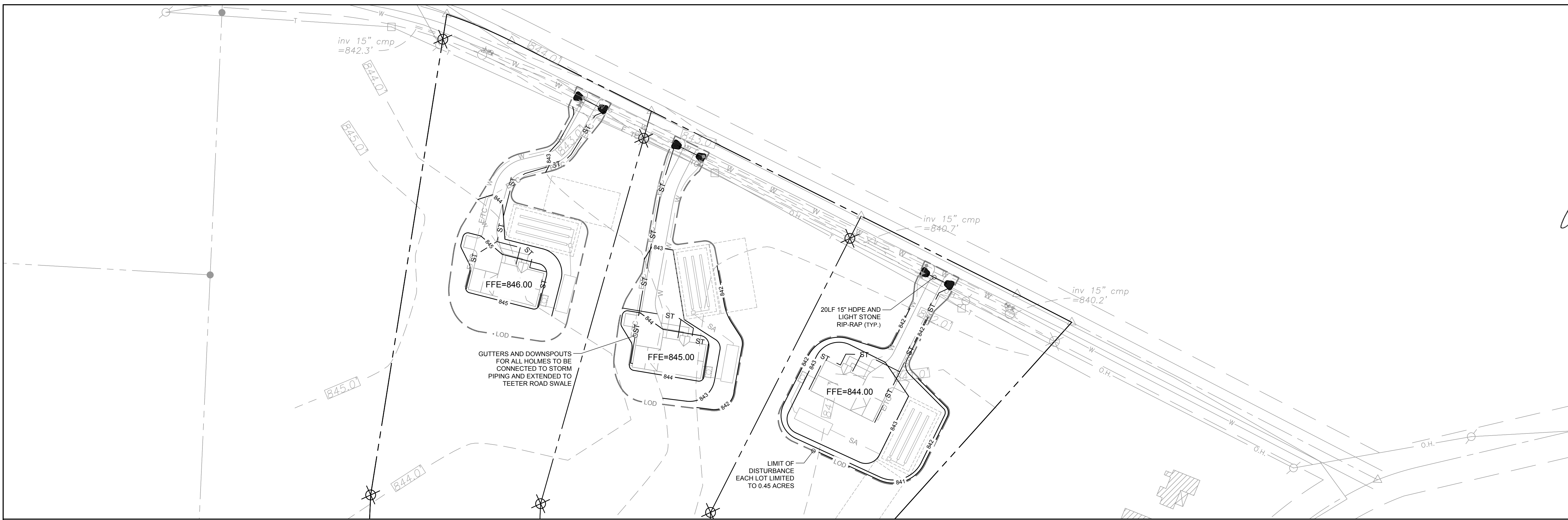
REVISION 6	
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REVISION 1	
PROJECT NUMBER	24-10
DATE	08/28/2024
SCALE	AS NOTED
DRAWING TITLE	EROSION AND SEDIMENT CONTROL PLAN
DRAWING NUMBER	C-103



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9064 Kingtown Road
Trumansburg, NY 14886
607-527-0078
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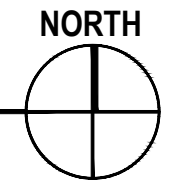


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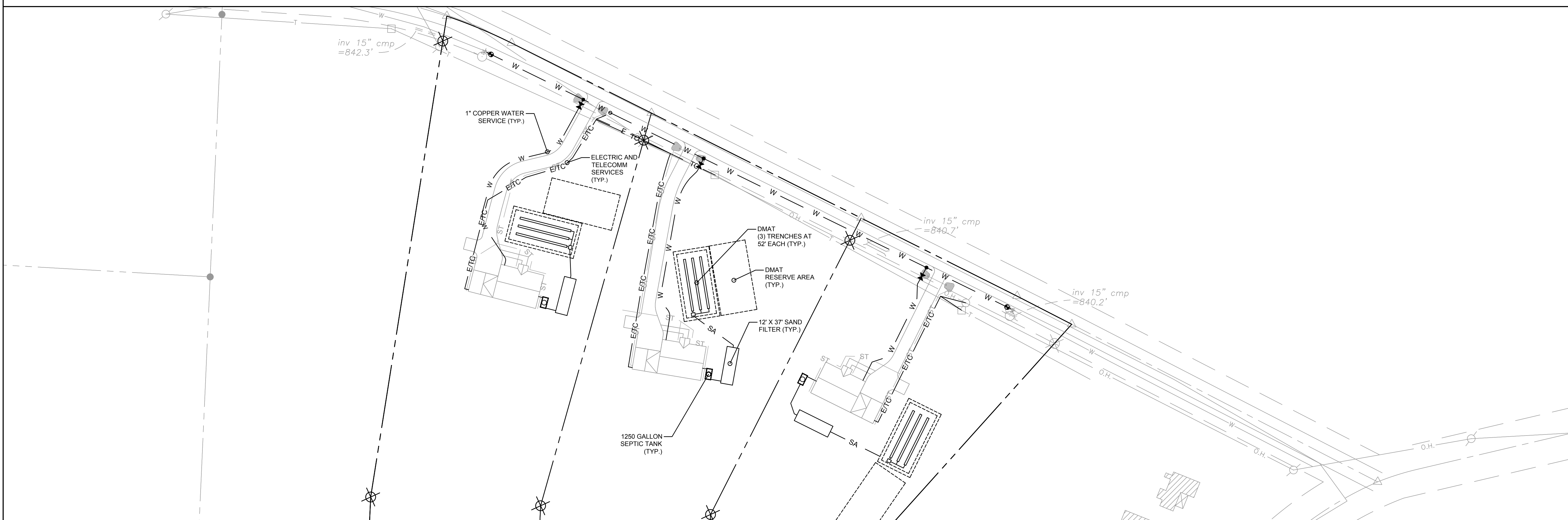
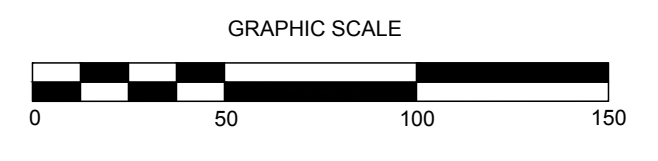


GRADING AND DRAINAGE PLAN

SCALE: 1"=50'

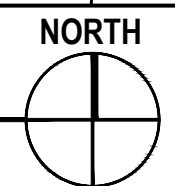


DISTURBANCE ON EACH LOT TO BE LIMITED TO 0.45 ACRES. FLOOR ELEVATIONS AND GRADING SHOWN ARE FOR REFERENCE ONLY AND ARE TO BE MODIFIED BASED ON THE FINAL HOUSE AND DRIVEWAY CONFIGURATIONS.

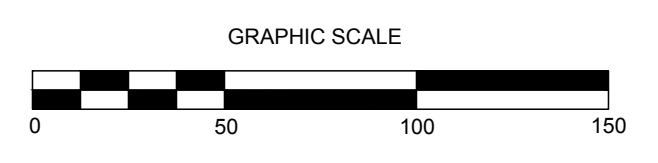


UTILITY PLAN

SCALE: 1"=50'



LOT OWNERS TO APPLY FOR AND OBTAIN A PERMIT FROM THE TCHD FOR EACH INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM. SYSTEMS SHOWN ARE FOR REFERENCE ONLY AND ARE BASED ON THE SEPTIC SYSTEM INSTALLED AT 39 TEETER ROAD FOR A 4-BEDROOM HOME WHICH INCLUDED A 1,250 GALLON SEPTIC TANK, 12'X37' SAND FILTER, AND (3) 52' LONG DMAT TRENCHES. ALL UTILITIES ARE TO BE ADJUSTED FOR THE FINAL HOUSE AND DRIVEWAY CONFIGURATIONS.



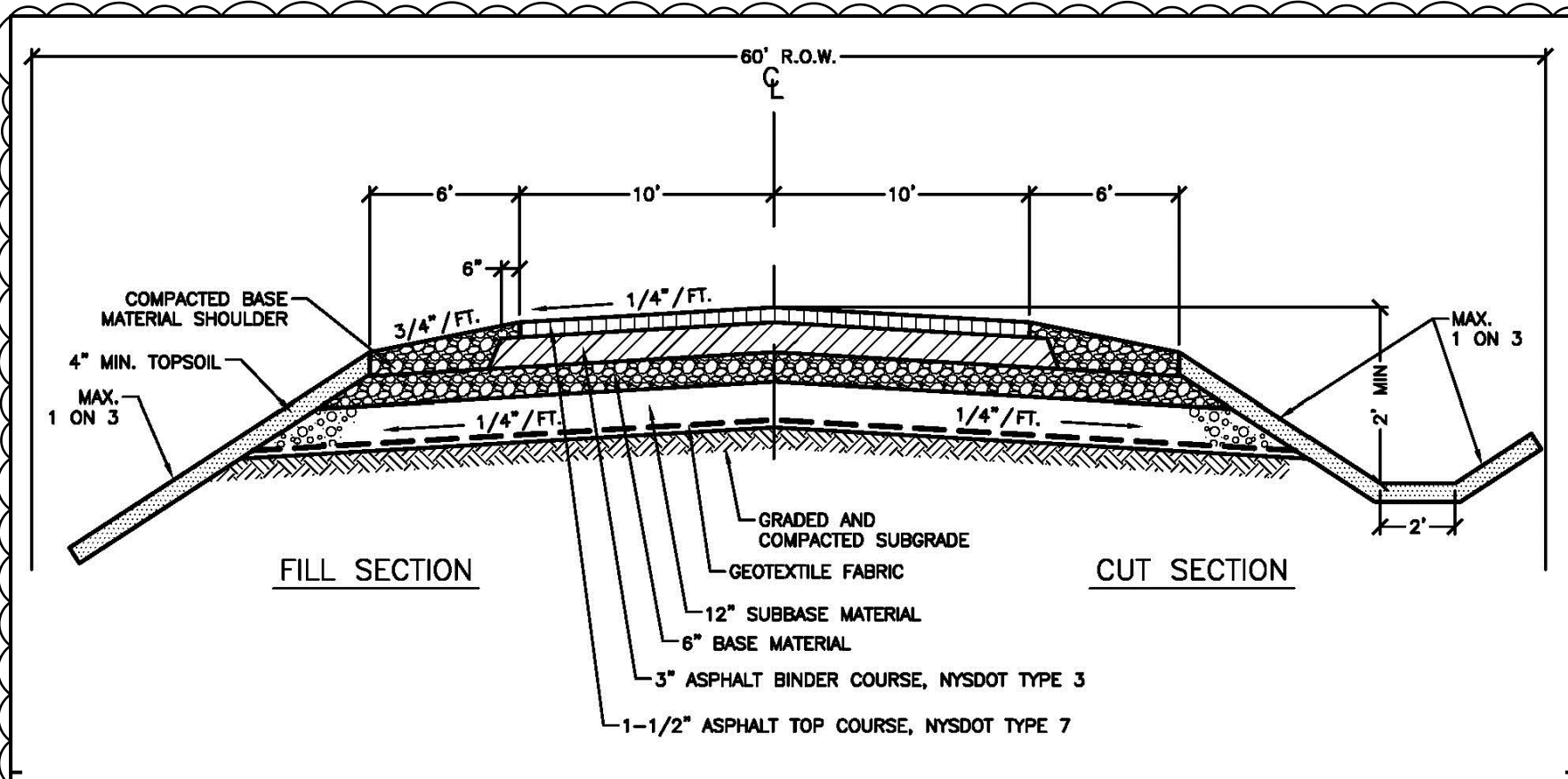
TEETER ROAD SUBDIVISION TEETER ROAD LANSING NY, 14882

REVISION 6	
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PROJECT NUMBER	24-10
DATE	08/28/2024
SCALE	1"=50'

DRAWING TITLE
GRADING AND DRAINAGE AND UTILITY PLANS

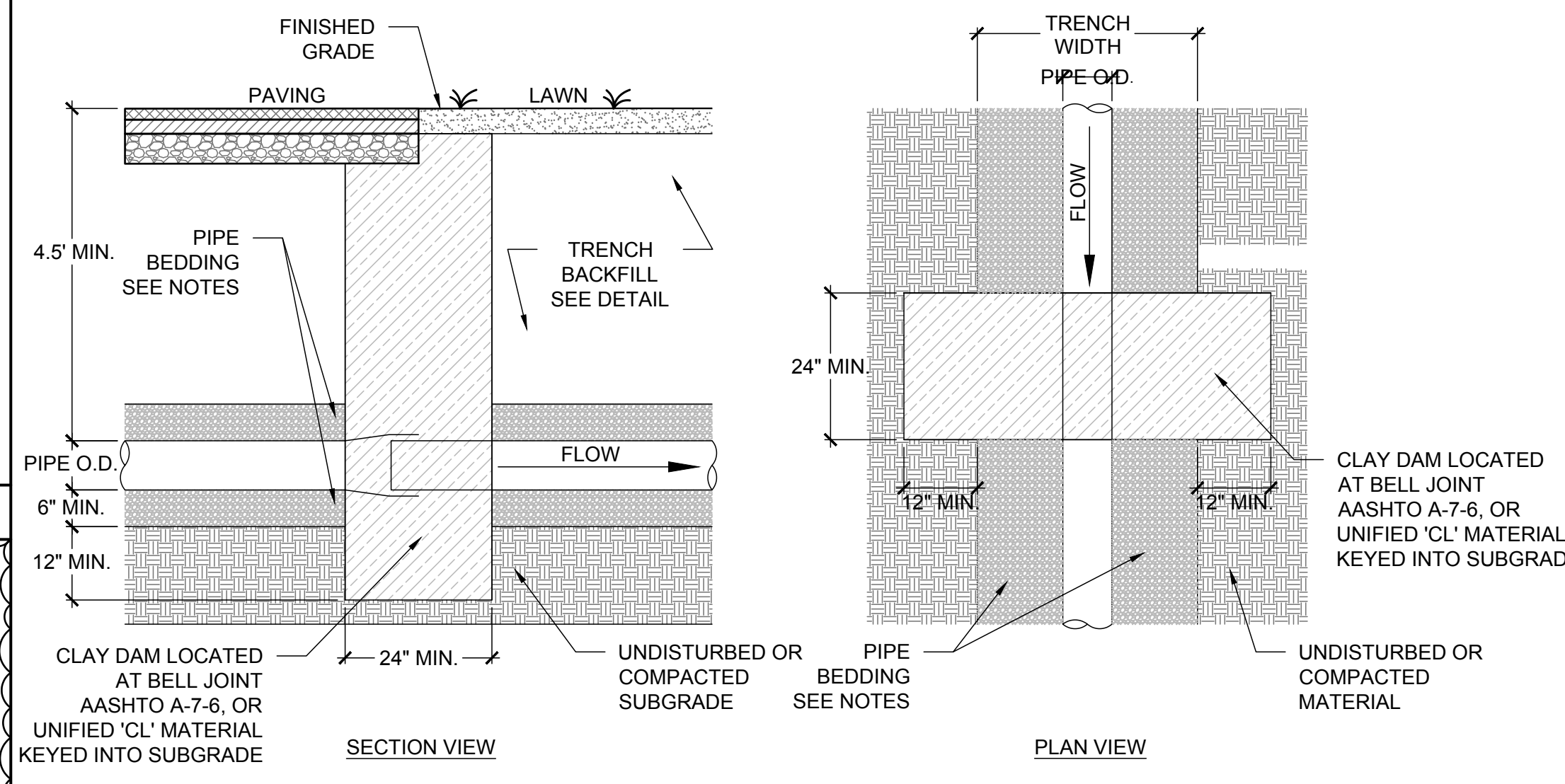
DRAWING NUMBER
C-104



ROAD-SHOULDER SECTION - NOT TO SCALE

NOTES

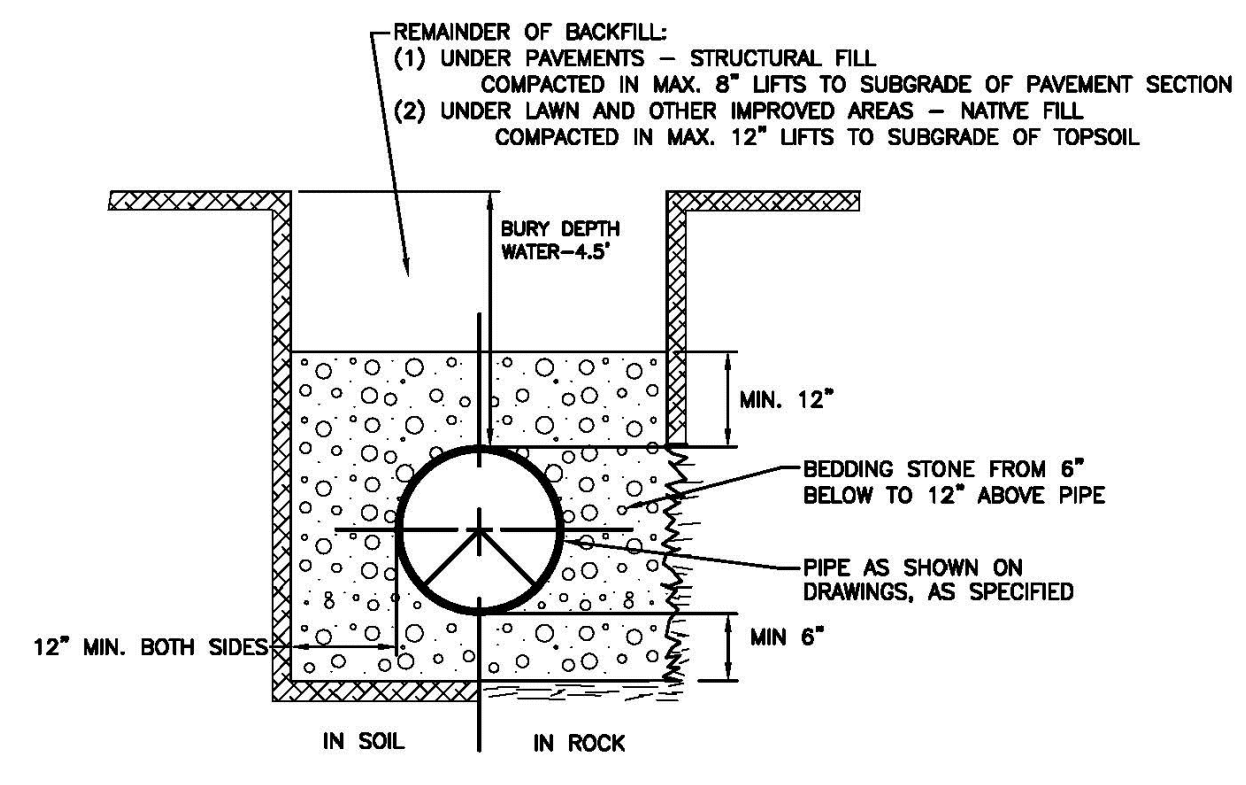
- BELOW PIPE BEDDING : CLAY DAM TO BE PLACED AND COMPACTED BEFORE INSTALLING PIPE BEDDING.
- REMAINING DAM MATERIAL TO BE INSTALLED IN 12" LIFTS AND COMPACTED.



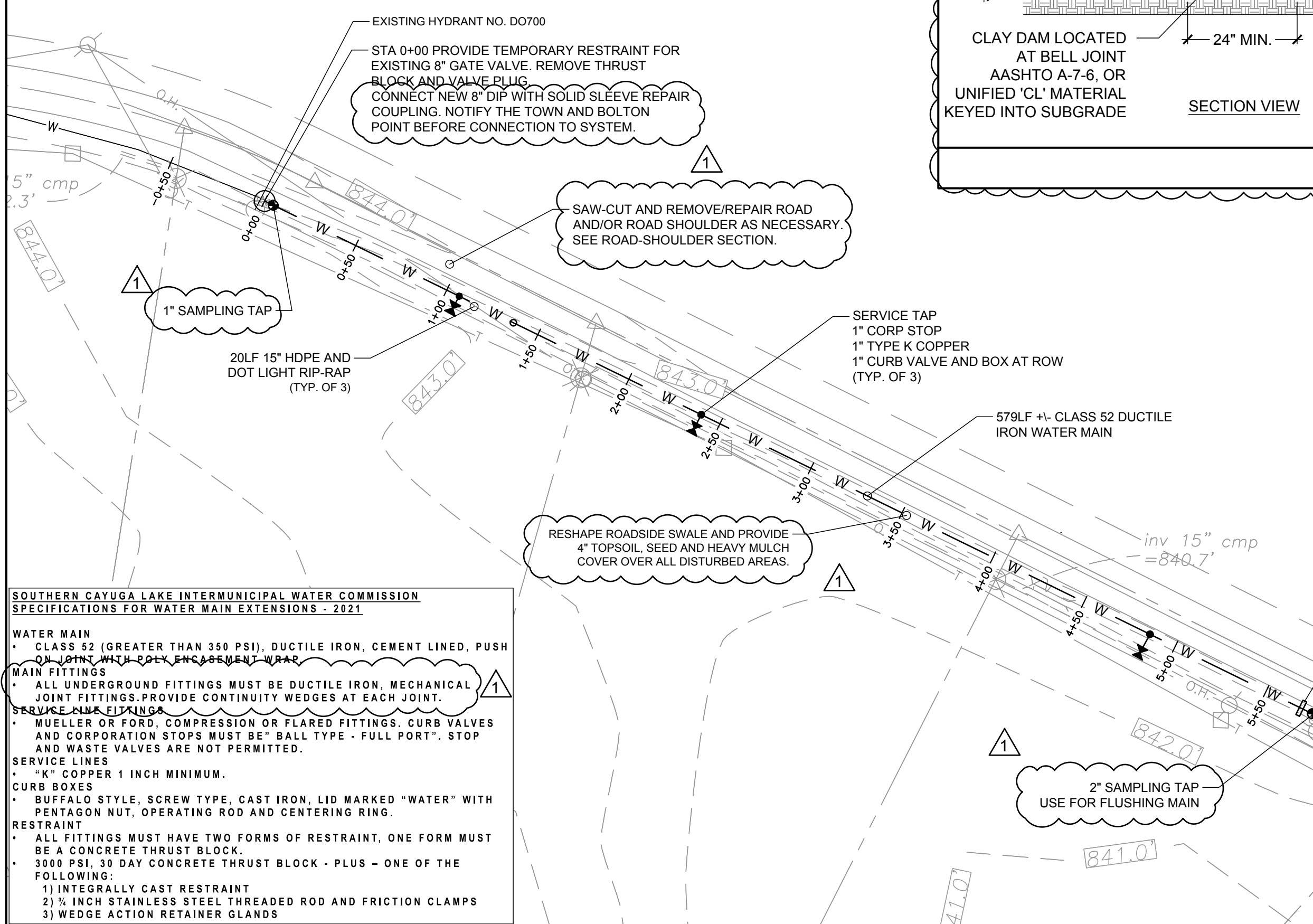
WATER STOP - NOT TO SCALE

SOUTHERN CAYUGA LAKE INTERMUNICIPAL WATER COMMISSION AS-BUILT REQUIREMENTS - 2015

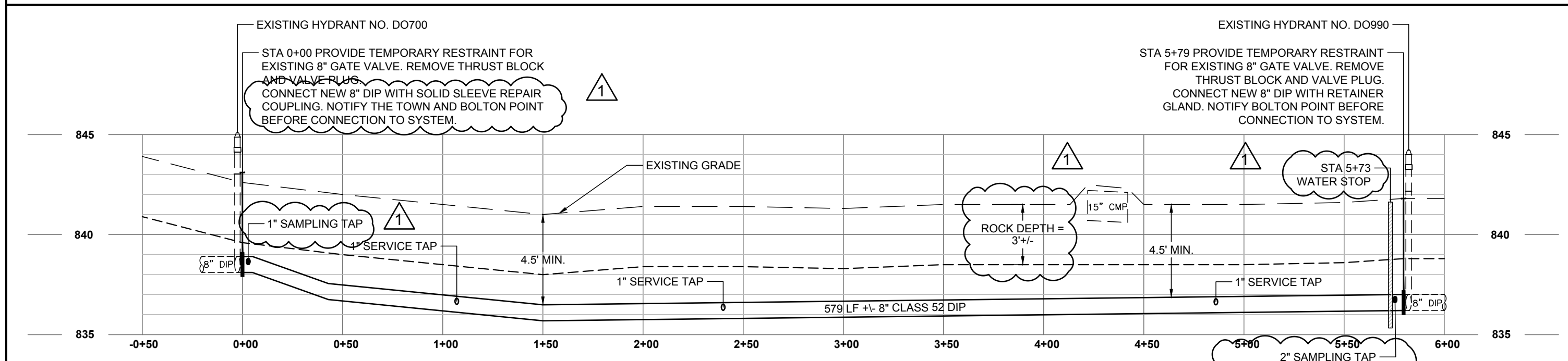
PRINTED AS-BUILT DRAWINGS
 AS-BUILTS MUST BE CERTIFIED "AS-BUILT" OR "AS-CONSTRUCTED" BY THE ENGINEER OF RECORD.
 NORTH ARROW
 SCALE
 DATES OF INSTALLATION
 ALL LOT LINES
 ADDRESSES AND OR TAX PARCEL NUMBERS
 STREET NAMES
 RIGHT OF WAYS AND EASEMENTS
 CROSSINGS OF OTHER UNDERGROUND UTILITIES
 DEPTH OF COVER
 PIPE INFORMATION, INCLUDING MATERIAL, CLASS, DIAMETER, AND JOINT TYPE
 VALVES-TYPE, MANUFACTURER, AND DATE OF MANUFACTURE
 HYDRANTS-TYPE, MANUFACTURER, DATE OF MANUFACTURE
 MEASUREMENTS-ALL VALVES; ALL FITTINGS, INCLUDING SERVICE TAPS AND CURB VALVES, CAPS, PLUGS, BLOWOFFS, AND VAULTS MUST BE MEASURED 90 DEGREES FROM THE ROAD CENTERLINE AND ALONG THE MAIN FROM THE NEAREST HYDRANT. MEASUREMENTS MUST BE REPRODUCIBLE IN THE FIELD.
 ELECTRONIC AS-BUILT DRAWINGS
 A VARIETY OF FORMATS ARE ACCEPTABLE INCLUDING DWG, DGN, SHAPEFILE AND PDF.
 FULLY SPECIFY THE COORDINATE SYSTEM USED. THE PREFERRED COORDINATE SYSTEM IS THE NEW YORK STATE PLANE, CENTRAL, NAD 1983 (FIPS 3102).
 ELECTRONIC AS-BUILTS MUST CONTAIN THE SAME INFORMATION SPECIFIED ABOVE FOR PRINTED AS-BUILTS.
 GPS LOCATIONS FOR ALL VALVES, HYDRANTS, FITTINGS AND CONNECTIONS MUST BE TAKEN USING MAPPING OR SURVEY GRADE GPS EQUIPMENT.



TRENCH - NOT TO SCALE



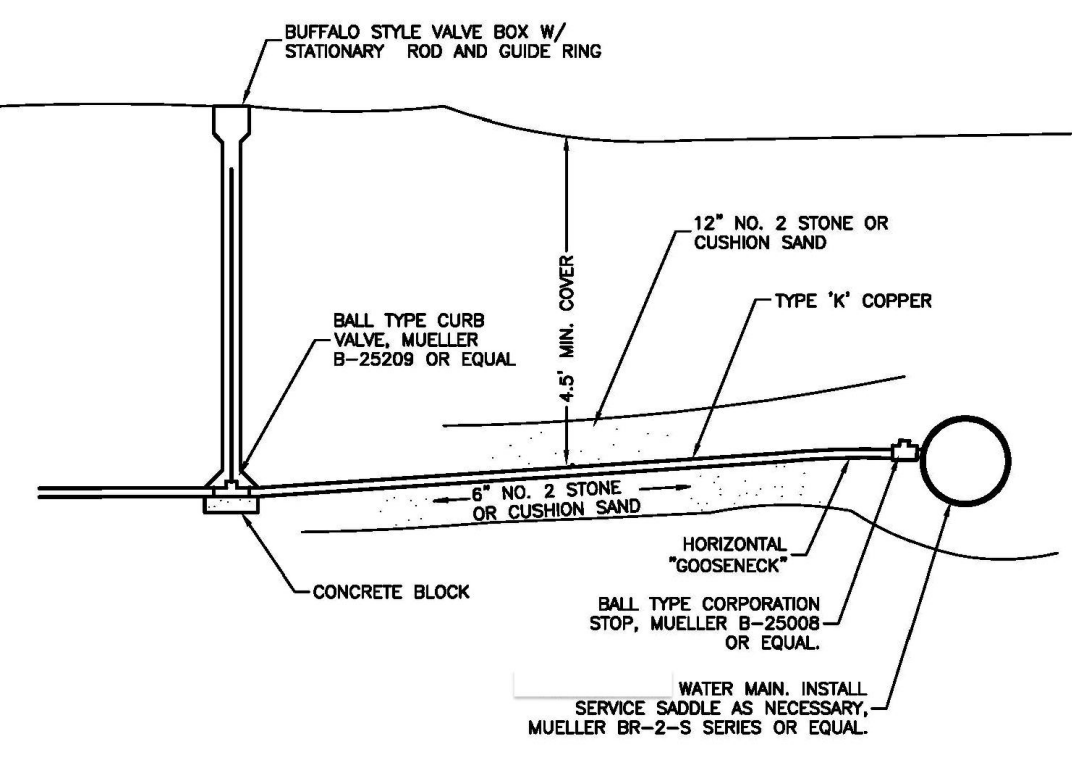
WATERMAIN EXTENSION PLAN



- NOTES:
- PROVIDE THRUST BLOCKS FOR ANY VERTICAL OR HORIZONTAL BENDS.
 - FINAL SERVICE TAP LOCATIONS TO BE COORDINATED WITH THE OWNER.
 - INSTALL VALVE BOX RISERS AND/OR HYDRANT EXTENSIONS AS NECESSARY TO MEET FINAL GRADES.
 - RESHAPE ROADSIDE SWALE AND PROVIDE 4\"/>

WATERMAIN PROFILE

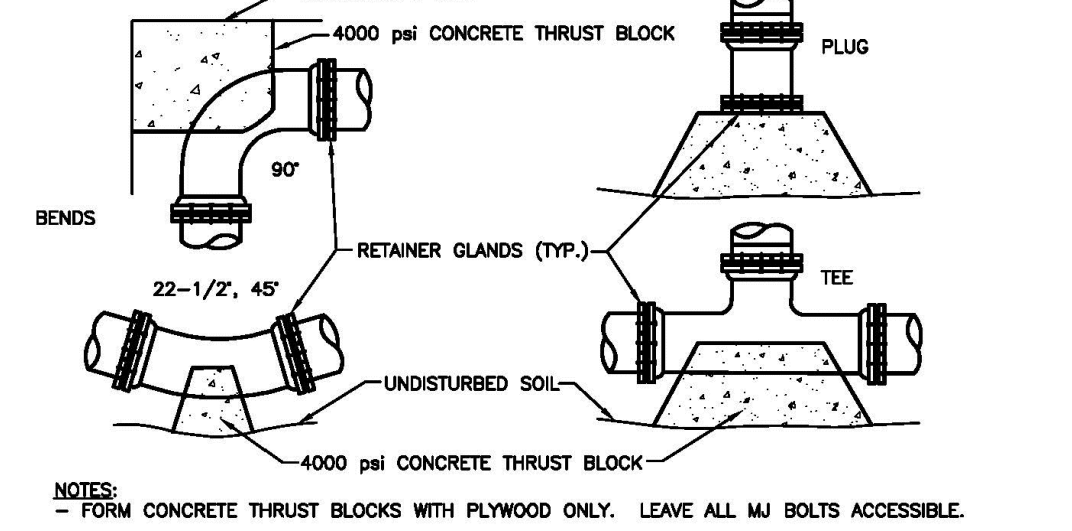
SCALE: 1\"/>



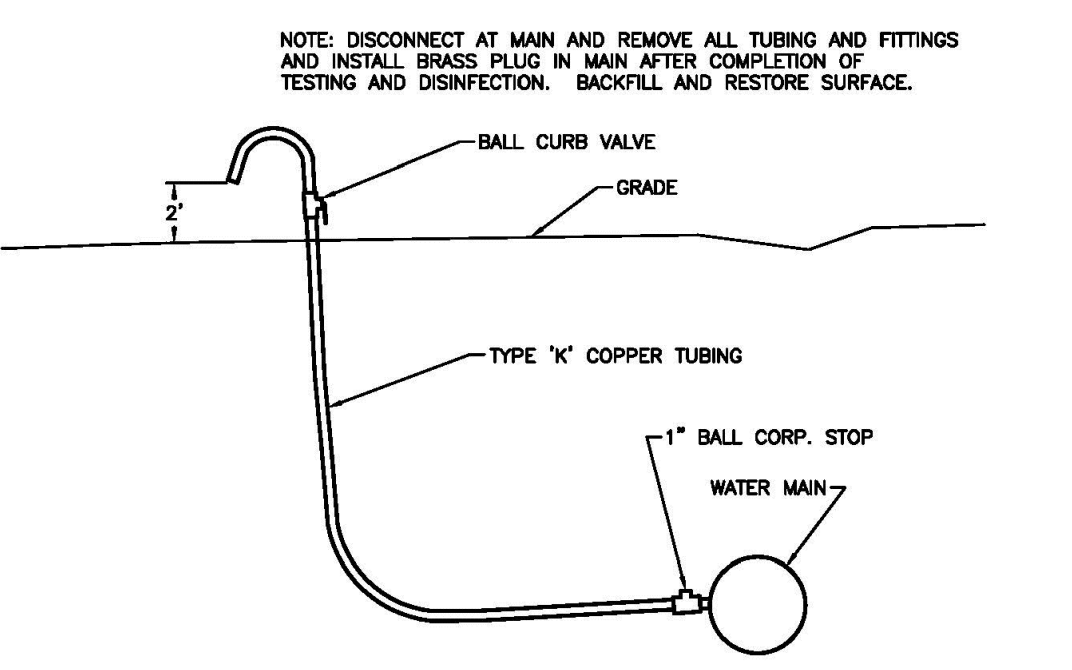
WATER SERVICE - NOT TO SCALE

TABLE NO. 1 MINIMUM THRUST BLOCK AREAS REQUIRED AT PIPE FITTINGS IN GRAVEL-SILT-CLAY MIXTURE SOIL TYPES*		TABLE NO. 2 THRUST BLOCK AREA MODIFICATION FACTORS FOR VARIOUS SOILS	
PIPE DIAMETER - INCHES	TEE OR BEND	SOIL TYPE	MODIFICATION FACTOR
4 - 6	2	MUCK, PEAT	4.00
8	3	SOFT CLAY	2.00
10	4	SAND	1.33
12	5	GRAVEL-SILT-CLAY MIX	1.00
		SHALE	0.40

* SEE TABLE NO. 2 - MULTIPLY BY MODIFICATION FACTORS FOR OTHER SOIL TYPES.



THRUST BLOCK - NOT TO SCALE



SAMPLING TAP - NOT TO SCALE

SCIARABBA
 engineering+design

SCIARABBA ENGINEERING, PLLC
 9064 Kingtown Road
 Trumansburg, NY 14886
 607-337-0078
 www.sciarabbaeng.com

STATE OF NEW YORK
 PROFESSIONAL ENGINEER

WARNING:
 It is a violation of Section 2209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way, if an item bearing the seal of an engineer is altered. The altering engineer shall file to the town his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

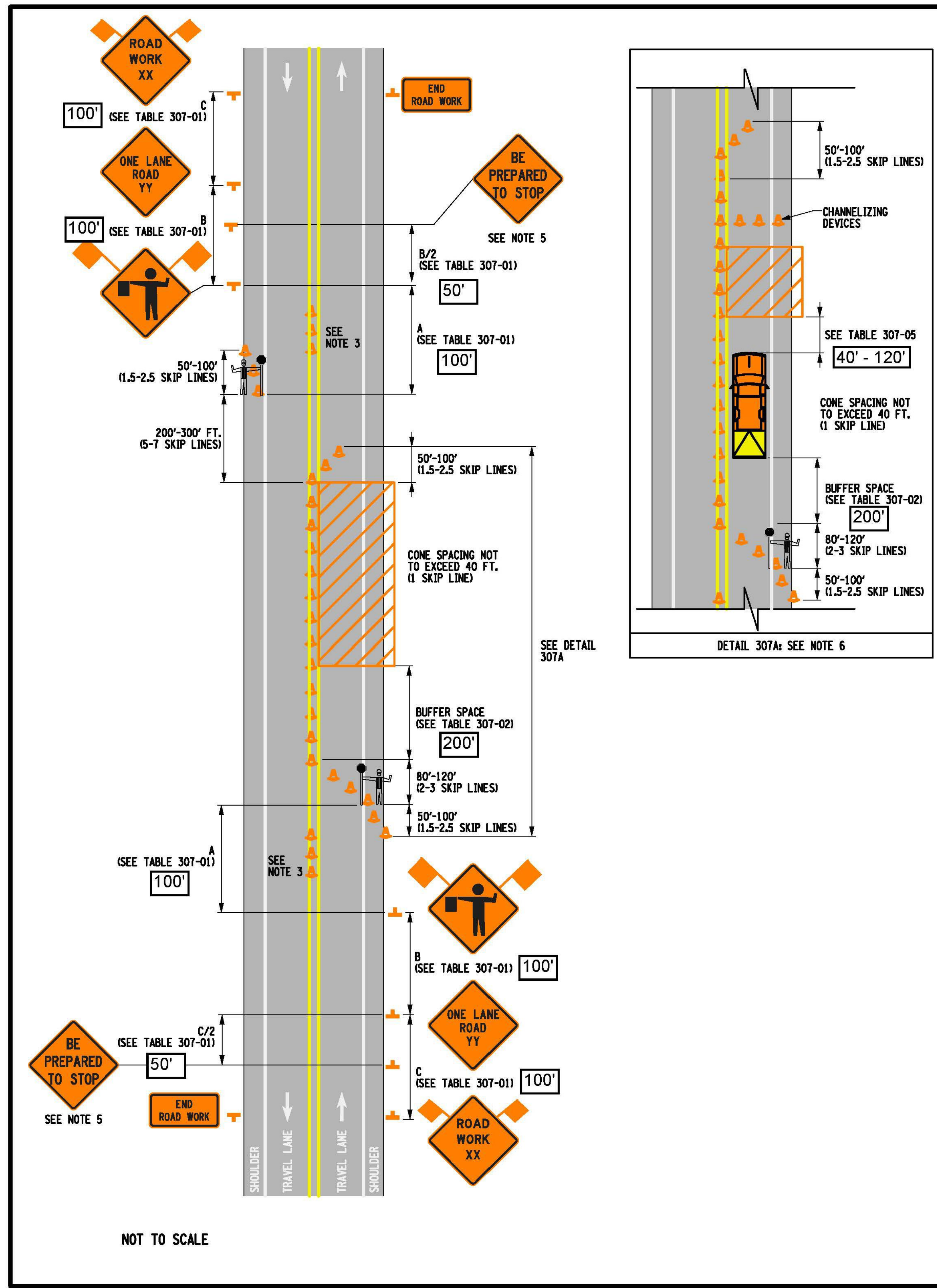
TEETER ROAD SUBDIVISION
 TEETER ROAD LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	REV PER TGM COMMENTS 10-23-24
PROJECT NUMBER	24-10
DATE	08/28/2024
SCALE	AS NOTED
DRAWING TITLE	WATERMAIN EXTENSION PLAN PROFILE AND DETAILS
DRAWING NUMBER	C-105



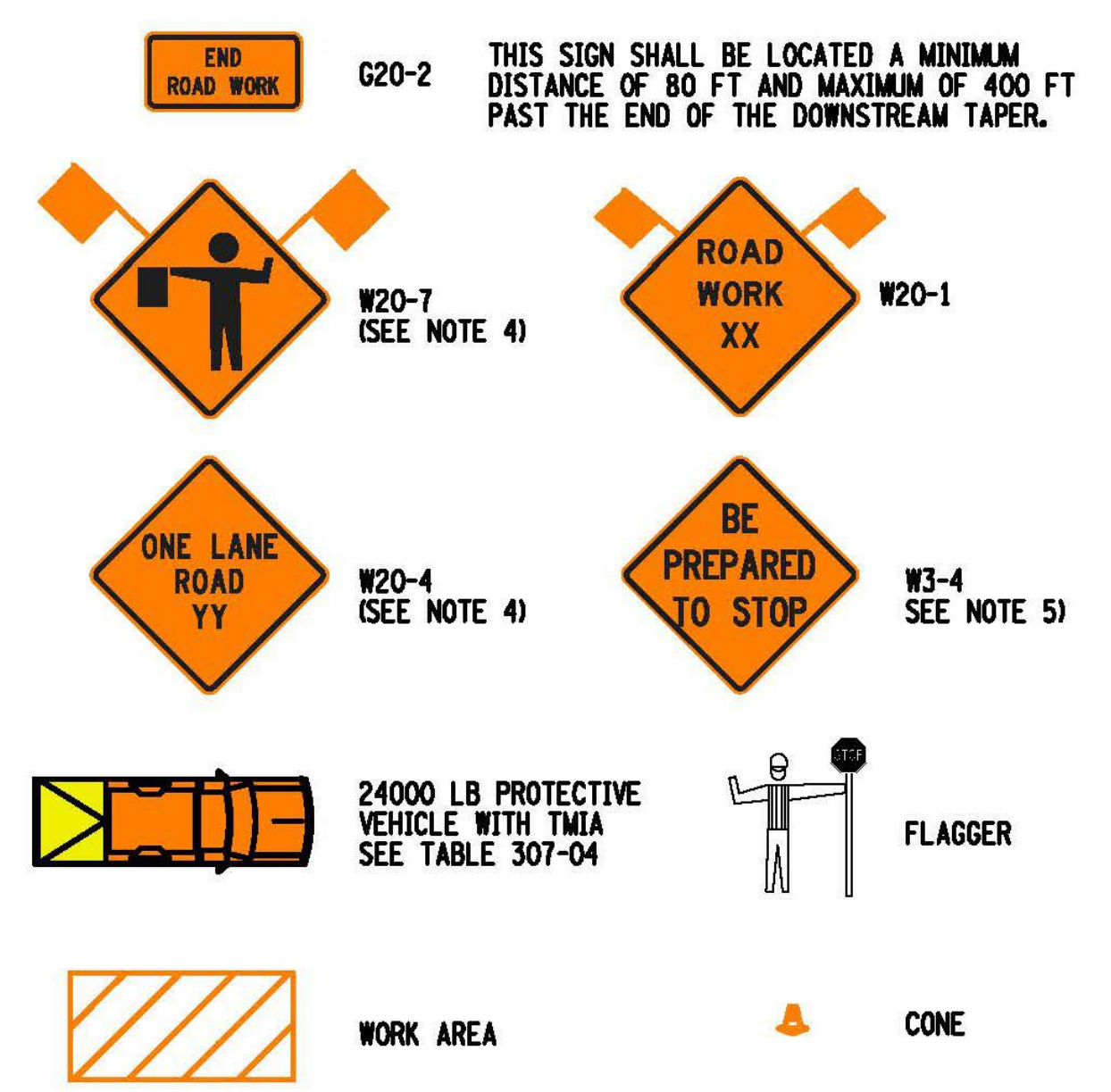
WARNING:
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TEETER ROAD SUBDIVISION
TEETER ROAD LANSING NY, 14882



SIGN SPACING
BASED ON AN
URBAN STREET IN A
30 MPH SPEED ZONE

- NOTES:**
- SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAY PERIOD.
 - IN URBAN CONDITIONS, ADVANCE WARNING SIGN SPACINGS MAY BE ADJUSTED IN ORDER TO ACCOMMODATE SIDE STREETS AND DRIVEWAYS. IF THERE IS A CONFLICT, MOVE THE SIGN UPSTREAM.
 - CENTERLINE CONES MAY BE ADDED TO ENHANCE THE VISIBILITY OF THE FLAGGER STATION. IF CONES ARE USED, PLACE THEM 100 FT. (MINIMUM) FROM FLAGGER.
 - FLAGGER SYMBOL SIGN (W20-7) AND "ONE LANE ROAD AHEAD" SIGN (W20-4) SHALL BE REMOVED, COVERED OR TURNED AWAY FROM ROAD USERS WHEN FLAGGING OPERATIONS ARE NOT OCCURRING.
 - IF THE TRAFFIC IS EXPECTED TO QUEUE PAST THE W20-4 SIGN, A W3-4 SIGN SHOULD BE ADDED.
 - IF CONDITIONS WARRANT, PROTECTIVE VEHICLE WITH APPROPRIATE ROLL AHEAD DISTANCE MAY BE USED IN ADVANCE OF THE WORK AREA. TO USE PROTECTIVE VEHICLE, BUFFER SPACE SHALL BE PROVIDED ACCORDINGLY.
 - WHEN A SIDE ROAD OR DRIVEWAY INTERSECTS THE ROADWAY WITHIN A WORK ZONE TRAFFIC CONTROL AREA, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES AND/OR FLAGGERS SHALL BE PLACED AS NEEDED. ADDITIONAL FLAGGERS SHALL BE LOCATED AT ALL INTERSECTIONS AND COMMERCIAL DRIVEWAYS LOCATED WITHIN OR NEAR THE ACTIVE WORK SPACE.
 - CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 40' IN THE ACTIVE WORK SPACE.
 - CHANNELIZING DEVICES SHALL BE PLACED TRANSVERSELY A MINIMUM OF EVERY 800' AS SHOWN WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 800'.
 - ALL FLAGGERS SHALL USE 24"(MIN) OCTAGON SHAPED STOP/SLOW PADDLES HAVING 6" STAFF. THE PADDLE IS THE PREFERRED DEVICE, BUT THE FLAG MAY BE USED AT INTERSECTIONS WHERE THE STOP/SLOW PADDLE WOULD OFFER CONTRADICTING INFORMATION TO DRIVERS TRAVELING IN OPPOSITE DIRECTIONS/LEGS OF THE INTERSECTION OR DURING INCIDENT MANAGEMENT SITUATIONS.



REFER TO SHEET 2 OF 2 FOR ALL TABLES

NEW YORK STATE OF OPPORTUNITY.		Department of Transportation	
U.S. CUSTOMARY STANDARD SHEET			
WORK ZONE TRAFFIC CONTROL TWO-LANE TWO-WAY ROADWAY LANE CLOSURE WITH FLAGGERS SHORT TERM OPERATION (SHEET 1 OF 2)			
APPROVED DECEMBER 2, 2021		ISSUED UNDER EI 21-028	
Robert Limoges ROBERT LIMOGES, P.E. DIRECTOR, OTSM		619-307	

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	ISSUED ON 10-23-2024

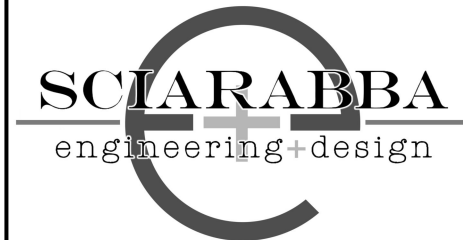
PROJECT NUMBER	24-10
DATE	08/28/2024
SCALE	AS NOTED

DRAWING TITLE

WORK IN
TOWN ROW
WZTC
LANE CLOSURE
PLAN

DRAWING NUMBER

C-106A



SCLARABBA ENGINEERING, PLLC
9064 Kingtown Road
Trumansburg, NY 14886
607-257-0278
www.sclarabbaeng.com



WARNING:
It is a violation of Section 2209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way. If an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

TEETER ROAD SUBDIVISION
TEETER ROAD LANSING NY, 14882

TABLE 307-01: ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A (FT.)	B (FT.)	C (FT.)	XX	YY
URBAN (≤ 30 MPH*)	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH*)	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH*)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	1500 FT.	1000 FT.

* PRECONSTRUCTION POSTED SPEED LIMIT

TABLE 307-02: LONGITUDINAL BUFFER SPACE

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE DISTANCE (FT.) / # OF SKIP LINES
25	155/4
30	200/5
35	250/6
40	305/8
45	360/9
50	425/11
55	495/13

TABLE 307-03: REQUIRED SIGN SIZES*

SIGN	NON-FREEWAY	FREEWAY
G20-2	36x18	48x24
W3-4	36x36	48x48
W20-1	36x36	48x48
W20-4	36x36	48x48
W20-7	36x36	48x48
WARNING FLAG	18x18	18x18

*FREEWAY SIZES MAY BE USED ON NON-FREEWAY, IF SPACE CONSTRAINTS DO NOT EXIST.

TABLE 307-04: PROTECTIVE VEHICLE REQUIREMENTS

CLOSURE TYPE	ROAD TYPE & SPEED	NON-FREEWAY		
		≥ 45 MPH	35 - 40 MPH	≤ 30 MPH
LANE CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR VEHICLE EXPOSED TO TRAFFIC	P, TMIA	P, TMIA	P
	OTHER HAZARDS NO WORKERS EXPOSED	P, TMIA	P	SEE NOTE 2
SHOULDER CLOSURE OR ENCROACHMENT	WORKERS ON FOOT OR VEHICLE EXPOSED TO TRAFFIC	P, TMIA	P	P
	OTHER HAZARDS NO WORKERS EXPOSED	P, TMIA	P	SEE NOTE 2

LEGEND
 P: PROTECTIVE VEHICLE REQUIRED FOR EACH CLOSED LANE & EACH CLOSED PAVED SHOULDER 8' OR WIDER. IF THE WORK SPACE MOVES WITHIN THE STATIONARY CLOSURE, THE PROTECTIVE VEHICLE SHALL BE REPOSITIONED ACCORDINGLY
 TMIA: TMIA REQUIRED
NOTES:
 1. THE EXPOSURE CONDITIONS ASSUMES THERE IS NO POSITIVE PROTECTION PRESENT
 2. EITHER A PROTECTIVE VEHICLE OR THE STANDARD BUFFER SPACE SHALL BE PROVIDED

TABLE 307-05: ROLL AHEAD DISTANCE

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	STATIONARY OPERATION	
	MIN	MAX
≥ 55	120/3	200/5
45 - 50	80/2	160/4
≤ 40	40/1	120/3

NEW YORK
STATE OF OPPORTUNITY.

Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

**WORK ZONE TRAFFIC CONTROL
TWO-LANE TWO-WAY ROADWAY
LANE CLOSURE WITH FLAGGERS
SHORT TERM OPERATION
(SHEET 2 OF 2)**

APPROVED DECEMBER 2, 2021

ISSUED UNDER EI 21-028

Robert Limoges
ROBERT LIMOGES, P.E.
DIRECTOR, OTSM

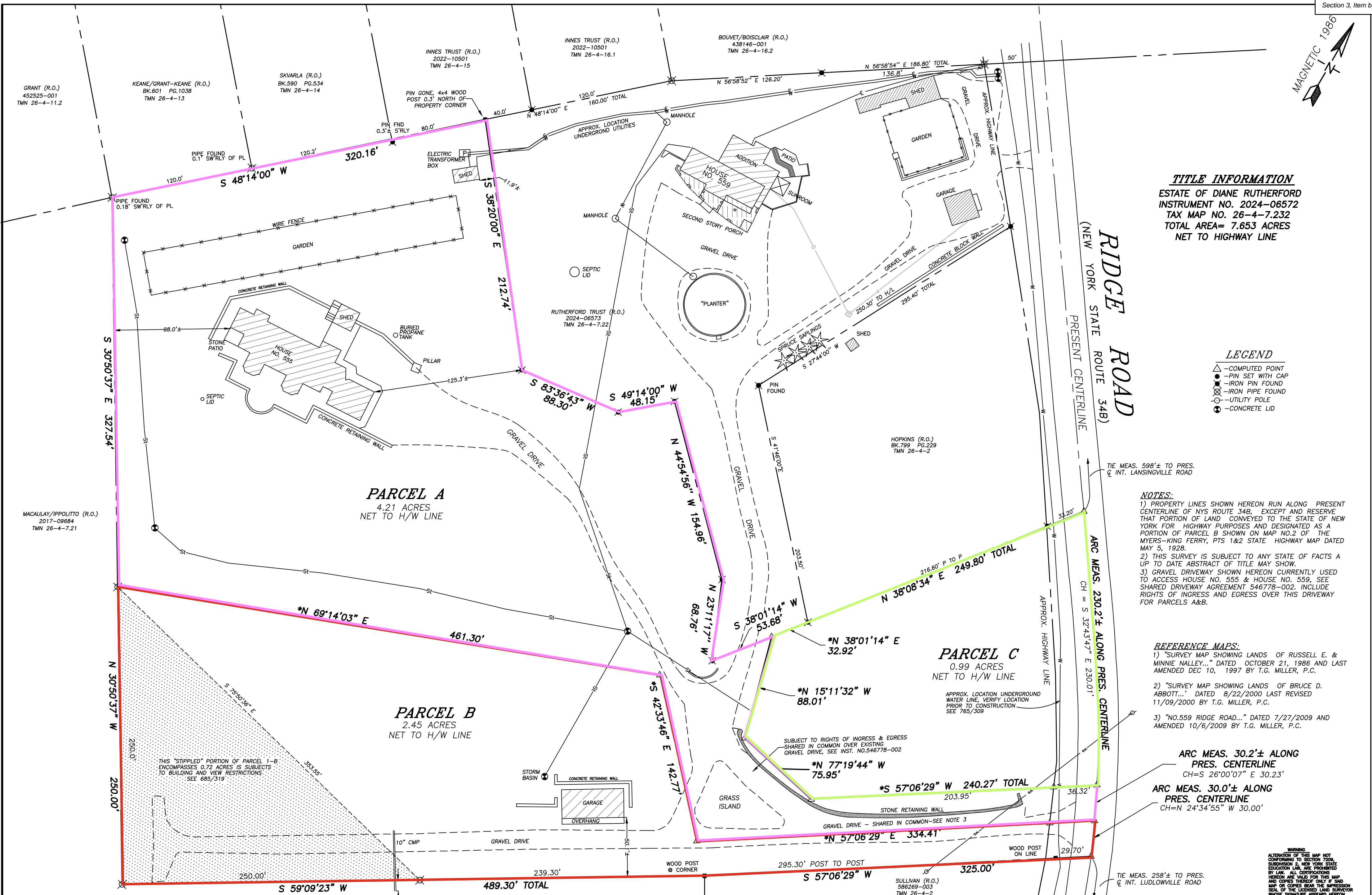
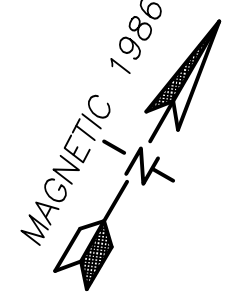
619-307

REVISION 6 _____
 REVISION 5 _____
 REVISION 4 _____
 REVISION 3 _____
 REVISION 2 _____
 REVISION 1 ISSUED ON 10-23-2024

PROJECT NUMBER 24-10
 DATE 08/28/2024
 SCALE AS NOTED

DRAWING TITLE
**WORK IN TOWN ROW
WZTC
LANE CLOSURE
TABLES**

DRAWING NUMBER
C-106B



TITLE INFORMATION
 ESTATE OF DIANE RUTHERFORD
 INSTRUMENT NO. 2024-06572
 TAX MAP NO. 26-4-7.232
 TOTAL AREA= 7.653 ACRES
 NET TO HIGHWAY LINE

LEGEND
 △ - COMPUTED POINT
 ● - PIN SET WITH CAP
 ⊗ - IRON PIN FOUND
 ⊕ - IRON PIPE FOUND
 ○ - UTILITY POLE
 ⊙ - CONCRETE LID

NOTES:
 1) PROPERTY LINES SHOWN HEREON RUN ALONG PRESENT CENTERLINE OF NYS ROUTE 34B, EXCEPT AND RESERVE THAT PORTION OF LAND CONVEYED TO THE STATE OF NEW YORK FOR HIGHWAY PURPOSES AND DESIGNATED AS A PORTION OF PARCEL B SHOWN ON MAP NO.2 OF THE MYERS-KING FERRY, PTS 1&2 STATE HIGHWAY MAP DATED MAY 5, 1928.
 2) THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A UP TO DATE ABSTRACT OF TITLE MAY SHOW.
 3) GRAVEL DRIVEWAY SHOWN HEREON CURRENTLY USED TO ACCESS HOUSE NO. 555 & HOUSE NO. 559, SEE SHARED DRIVEWAY AGREEMENT 546778-002. INCLUDE RIGHTS OF INGRESS AND EGRESS OVER THIS DRIVEWAY FOR PARCELS A&B.

REFERENCE MAPS:
 1) "SURVEY MAP SHOWING LANDS OF RUSSELL E. & MINNIE NALLEY..." DATED OCTOBER 21, 1986 AND LAST AMENDED DEC 10, 1997 BY T.G. MILLER, P.C.
 2) "SURVEY MAP SHOWING LANDS OF BRUCE D. ABBOTT..." DATED 8/22/2000 LAST REVISED 11/09/2000 BY T.G. MILLER, P.C.
 3) "NO.559 RIDGE ROAD..." DATED 7/27/2009 AND AMENDED 10/6/2009 BY T.G. MILLER, P.C.

ARC MEAS. 30.2'± ALONG PRES. CENTERLINE
 CH=S 26°00'07" E 30.23'
 ARC MEAS. 30.0'± ALONG PRES. CENTERLINE
 CH=N 24°34'55" W 30.00'

CERTIFICATION
 I hereby certify that I am a licensed land surveyor, New York State License No. 050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision; and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: _____ DATED: _____

MACAULAY/IPPOLITTO (R.O.)
 2017-09684
 TMN 26-4-7.21

T G M
T. G. MILLER P.C.
 ENGINEERS AND SURVEYORS
 605 WEST STATE STREET, SUITE A
 ITHACA, NEW YORK 14850
 TEL (607) 272-6477

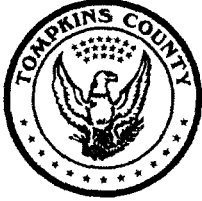
TITLE:
PRELIMINARY SUBDIVISION MAP
NO. 555 RIDGE ROAD
 TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 4/26/2011

SCALE: 1" = 50'

REVISED
9/19/2024 - SEE NOTE 4
LAST DATE OF FIELD WORK
4/26/2011

WARNING
 ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE MADE FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.



Aurora R. Valenti
TOMPKINS COUNTY CLERK

320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431
Fax: (607) 274-5445

Instrument Section 3, Item b.
546778-002

No. of Pages: 3
Delivered By: MILLER MAYER, LLP
Receipt No. 546778
Return To:
MILLER MAYER, LLP
DATE: 08/17/2009
Time: 04:09 PM
Document Type: BOUNDARY LINE AGREEMENT
Parties To Transaction: ABBOTT TO RUTHERFORD

Deed Information

Consideration: \$0.00
Transfer Tax: \$0.00
RETT No: 02228
County Transfer Tax: \$0.00
State of New York
Tompkins County Clerk

Mortgage Information

Mortgage Amount:
Basic Mtge. Tax:
Special Mtge. Tax:
Additional Mtge. Tax:
Mortgage Serial No.:

This sheet constitutes the Clerk endorsement required by Section 316-A(5) & Section 319 of the Real Property Law of the State of New York. DO NOT DETACH

Aurora R. Valenti

Tompkins County Clerk



SHARED DRIVEWAY AGREEMENT

THIS AGREEMENT made this 14th day of August, 2009, between BRUCE D. ABBOTT, of P.O. Box 4870, Ithaca, New York 14852, hereinafter referred to as “Abbott”, and DIANE RUTHERFORD, of 5 Fiddlers Green, Lansing, New York 14882, hereinafter referred to as “Rutherford”,

WHEREAS, Abbott has this day conveyed to Rutherford that certain premises commonly known as 559 Ridge Road, Town of Lansing, Tompkins County, New York, and currently identified as Town of Lansing Tax Parcel No. 26.-4-7.22 and part of Tax Parcel No. 26.-4-7.23, more particularly shown as “PARCEL A” on a survey map incorporated herein by reference entitled “Survey Map No. 559 Ridge Road, Town of Lansing, Tompkins County, New York” prepared by T.G. Miller P.C., Engineers and Surveyors, dated July 27, 2009, a copy of which is intended to be filed in said Clerk’s Office concurrently herewith (the “Survey”), and

WHEREAS, Abbott is the owner of that certain premises commonly known as 555 Ridge Road, Town of Lansing, Tompkins County, New York, and currently identified as part of Town of Lansing Tax Parcel No. 26.-4-7.23, more particularly shown as “PARCEL B” on the Survey, and

WHEREAS, the main entrance to PARCEL A is accessed by means of a gravel drive, a portion of which is located on PARCEL B (shown as “GRAVEL DRIVE – SHARED IN COMMON” on the Survey), and

WHEREAS it is the intent of the parties hereto that the gravel drive from the point where it enters PARCEL B from Ridge Road (New York State Route 34B) as it proceeds westerly and northwesterly to PARCEL A, shall be shared by both parties, and

WHEREAS the parties wish to fix and determine their respective rights with respect to the use and maintenance of the shared driveway.

NOW THEREFORE, in consideration of the mutual covenants between the parties herein and other good and valuable consideration, the parties agree as follows:

1. The parties acknowledge, covenant and agree that the shared driveway covered by this Agreement is approximately as shown by the cross-hatched area on Exhibit A attached hereto and recorded herewith.
2. Abbott hereby grants, conveys, and releases unto Rutherford, her heirs, distributees, successors and/or assigns a right of way forever for ingress and egress on foot or by vehicles over that portion of Parcel B on which the shared driveway is situate.
3. Neither party shall obstruct, impede, or interfere with the reasonable use of the shared driveway by any other party, nor shall either party park or permit their invitees to park vehicles on the said shared driveway in a manner that would impede ingress and egress by other party.
4. The shared portion of the gravel drive **along with the stone retaining wall related thereto** shall be maintained and repaired equally between the parties, with each paying 50% of the maintenance costs. Snow removal shall be treated as a

maintenance expense. In the event that the shared driveway or retaining wall is damaged by the negligence or abuse of either party that party shall be liable for any and all such damage and shall bear the cost of repairs.

- 5. This agreement shall be binding on all parties their successors and/or assigns and shall run with the land.

IN WITNESS WHEREOF, the parties have hereto executed this agreement as of the day and year first above written.

Bruce D. Abbott

Bruce D. Abbott

Diane Rutherford

Diane Rutherford

STATE OF NEW YORK)
COUNTY OF TOMPKINS) ss:

On the 14th day of August in the year 2009 before me, the undersigned, a Notary Public in and for said State, personally appeared BRUCE D. ABBOTT, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Kimberly N. Rothman
Notary Public

Kimberly N. Rothman
Notary Public, State of New York
No. 02R06144114
Qualified in Tompkins County
Commission Expires April 24, 2010

STATE OF NEW YORK)
COUNTY OF TOMPKINS) ss:

On the 14th day of August in the year 2009 before me, the undersigned, a Notary Public in and for said State, personally appeared DIANE RUTHERFORD, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Kimberly N. Rothman
Notary Public

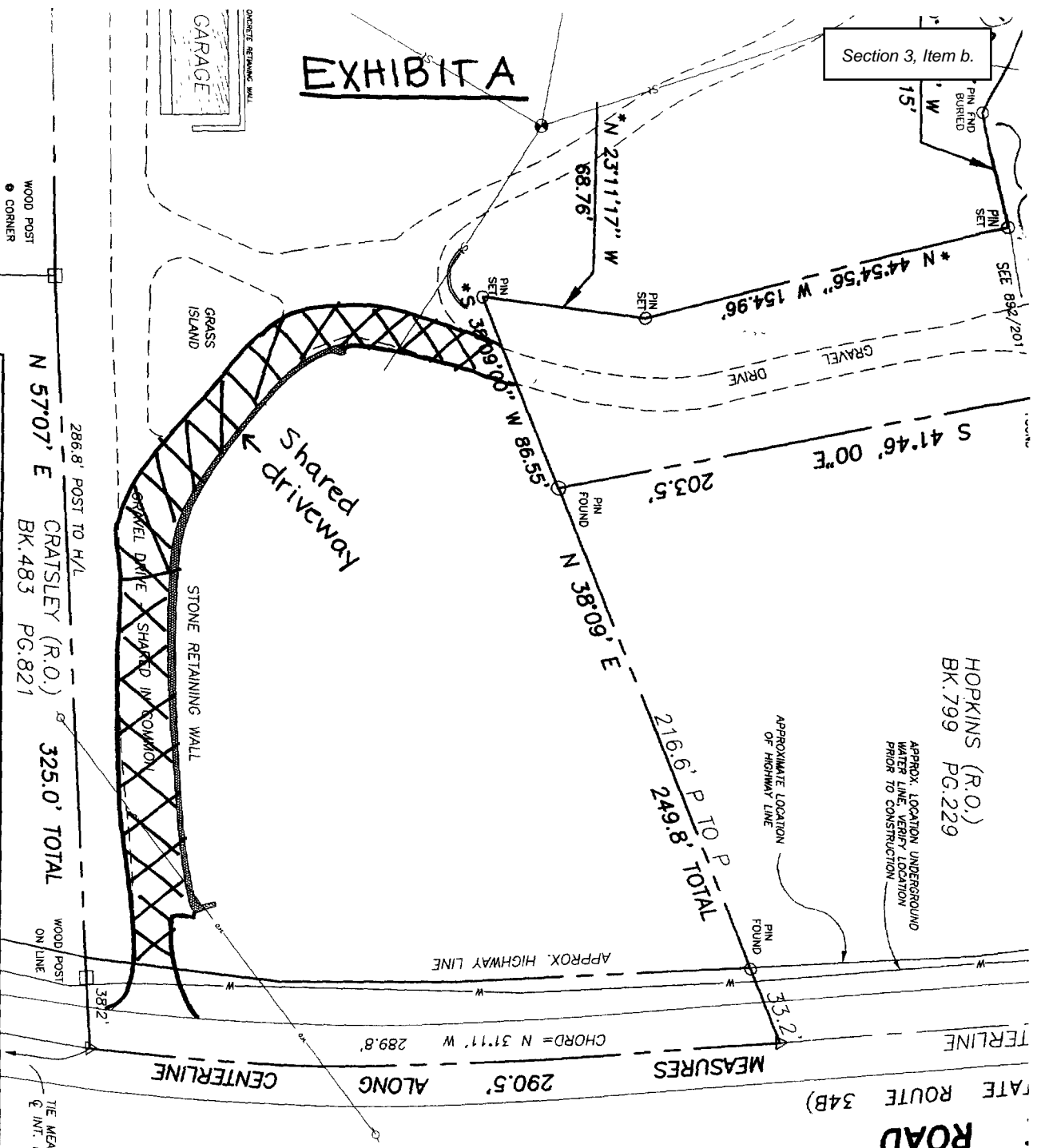
H:\1615\002\Closing Documents\Shared Driveway Agreement wpd

R James Miller
Notary Public, State of New York
No. 4485270
Qualified in Tompkins County
Commission Expires November 30, 2010

● CATCH BASIN

Section 3, Item b.

EXHIBIT A



ROAD

- NOTES:
- 1) REFERENCE TO SURVEY MAP SHOWING LANDS OF RUSSELL E. & MINNIE WALLEY DATED OCTOBER 21, 1986 AND LAST AMENDED DEC 10, 1997 BY T.G. MILLER, P.C.
 - 2) REFERENCE TO SURVEY MAP SHOWING LANDS OF BRUCE D. ABBOTT DATED 8/22/2000 LAST REVISED 11/09/2000 BY T.G. MILLER, P.C.
 - 3) PROPERTY LINES SHOWN HEREON RUN ALONG PRESENT CENTERLINE OF NYS ROUTE 34B, EXCEPT AND RESERVE THAT PORTION OF LAND CONVEYED TO THE STATE OF NEW YORK FOR HIGHWAY PURPOSES AND DESIGNATED AS A PORTION OF PARCEL B SHOWN ON MAP NO. 2 OF THE AMERS-KING FERRY, P.TS 1&2 STATE HIGHWAY MAP DATED MAY 5, 1928.
 - 4) PROPOSED NEW DIVISION LINES WERE ESTABLISHED ON THE GROUND AND IMPROVEMENTS LOCATED AT THE TIME OF THIS SURVEY DATE FOR PARCEL A.
 - 5) PARCEL A & B ARE SUBJECT TO MUTUAL RIGHTS OF INGRESS & EGRESS ALONG THE SHARED DRIVE TO PROVIDE ACCESS TO RIDGE ROAD.
 - 6) PARCEL A & B ARE SUBJECT TO MUTUAL RIGHTS FOR EXISTING UTILITIES SERVICING SAID PARCELS. ALL UNDERGROUND UTILITIES ARE SHOWN IN APPROX. LOCATIONS ONLY. VERIFY IN FIELD PRIOR TO CONSTRUCTION.
 - 7) THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A UP TO DATE ABSTRACT OF TITLE MAY SHOW.

THE MEAS. 256 ± TO PRES
 C. INT. LUDLOWVILLE ROAD

REVISED



T. G. MILLER P.C.
 ENGINEERS AND SURVEYORS
 203 NORTH AURORA STREET
 ITHACA, NEW YORK 14850
 TEL. (607) 272-6477

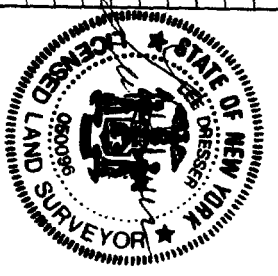
TITLE:
SURVEY MAP

NO. 559 RIDGE ROAD
 TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE:
 7/27/2009

509453

SCALE:
 1" = 50'



AGRICULTURAL DATA STATEMENT

Section 3, Item b.

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: D Rutherford Rev Life Trust, Molly Kornblum Executor of the Estate
Mailing address: 105 First St
Ithaca NY 14850

B. Description of the proposed project: Subdivide 555 Ridge Rd Lansing into 3 lots.

C. Project site address: 555 Ridge Rd. Lansing, NY Town: Lansing

D. Project site tax map number: 26.-4-7.232

E: The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 7.88

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____ ?
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Jill Rosentel, Licensed RE Associated Broker for the Estate
Name and Title of Person Completing Form

09 / 29 / 2024
Date

Jill Rosentel

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

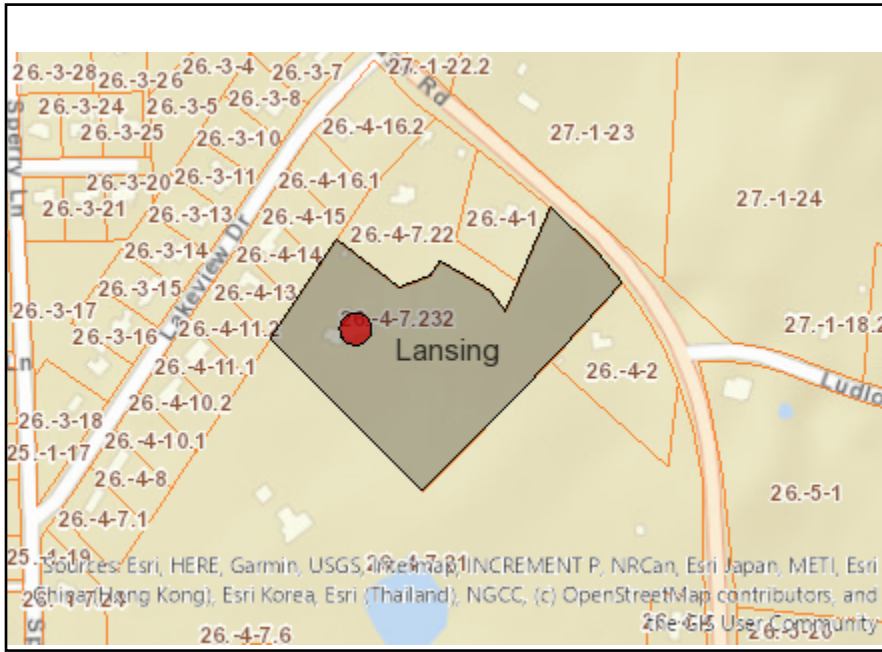
Part 1 – Project and Sponsor Information			
Name of Action or Project: Subdivision of 555 Ridge Rd. Lansing, NY 14850			
Project Location (describe, and attach a location map): 555 Rideg Rd. Lansing, Ny			
Brief Description of Proposed Action: Requesting subdivision of a 7.88 acre lot into three lots located at 555 Ridge Rd. Lansing, NY			
Name of Applicant or Sponsor: Jill Rosentel, Agent for Molly Kornblum, Executor of Estate		Telephone: 917-604-4643	
Address: 105 First St		E-Mail: mollykornblum@gmail.com	
City/PO: Ithaca		State: NY	Zip Code: 14850
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Lansing subdivision approval needed		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>7.88</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>7.88</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		Section 3, Item b.	
5. Is the proposed action,	NO		
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ If new owner builds a residence they will need a private septic system	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
12. a. 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? b. 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?	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: <u>unsure how to answer</u>		
_____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: <u>unsure</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: <u>unsure</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Jill Rosentel Date: 09 / 29 / 2024
 Signature: Jill Rosentel Title: Licensed RE Associate Broker



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



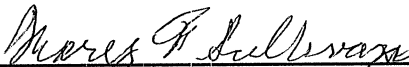
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

AUTHORIZATION
TO MAKE APPLICATION FOR
SUBDIVISION APPROVAL

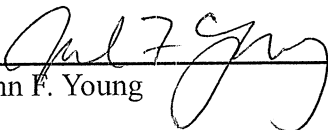
The undersigned, Mary F. Sullivan, 1868 East Shore Drive, Ithaca, New York 14850, hereby authorizes and designates John F. Young, 106 East Shore Circle, Ithaca, New York 14850, as the undersigned's agent to make application to the Town of Lansing for subdivision approval to subdivide the property located at and known by the address of 1868 East Shore Drive, Town of Lansing Tax Parcel number 37.1-7-10.5 (the "Property").

By this grant of authority, the undersigned Mary Sullivan expressly authorizes John F. Young to execute, acknowledge and deliver such application materials, survey maps, documents and forms as may be necessary or appropriate in connection with obtaining approval for subdivision of the Property.

This authorization shall remain in effect for so long as it may take to obtain subdivision approval for the Property. By signing this authorization, the undersigned John F. Young accepts such appointment as agent of the undersigned Mary F. Sullivan for the purposes stated above.



Mary F. Sullivan



John F. Young

Purchase Agreement

1. **PARTIES**

- (a) Seller: Mary F. Sullivan
1868 East Shore Drive, Ithaca, NY 14850
- (b) Buyer: John F. Young
106 East Shore Circle, Ithaca, NY 14850

2. **PROPERTY**

Buyer hereby offers to purchase two lots (see attached map) located in the eastern portion of Tax Map No. 37.1-7-10.5 owned by Mary F. (Steinhardt) Sullivan, further described as a northly portion of lands at Liber 658, Page 209, together with the premises at Liber 658, Page 557 and Liber 661, Page 676, all located in the Town of Lansing, County of Tompkins and State of New York, together with suitable access to the public road for utilities, and the use of the existing driveway to East Shore Drive in common with the Seller and others.

3. **PRICE AND METHOD OF PAYMENT** The total purchase price is \$45,000.00. (\$35,000.00 for the southern lot and \$10,000.00 for the northern lot if both can't be approved for subdivision.)

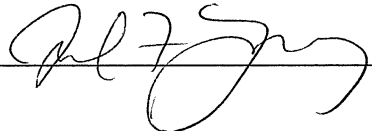
- (a) **BUYER'S DEPOSIT** \$1,000.00 is to be paid upon signing this agreement. The deposit will be returned promptly if this contract hereafter becomes null and void.
- (b) **BALANCE** The remainder of the purchase price is to be paid in cash, bank check, or certified check by the Buyer on the date of closing in the amount of \$ 44,000.

TOTAL PAYMENT	\$ 45,000.00
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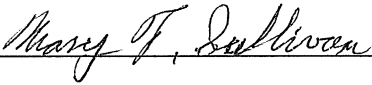
4. **DEED** Seller is to furnish a good and sufficient warranty deed with lien covenant, ten-year tax searches and an Abstract Company title search covering at least forty years to time of transfer, all showing good and marketable title, free of liens and encumbrances, except restrictions running with the land and all rights of way and usual highway and public utility easements of record.

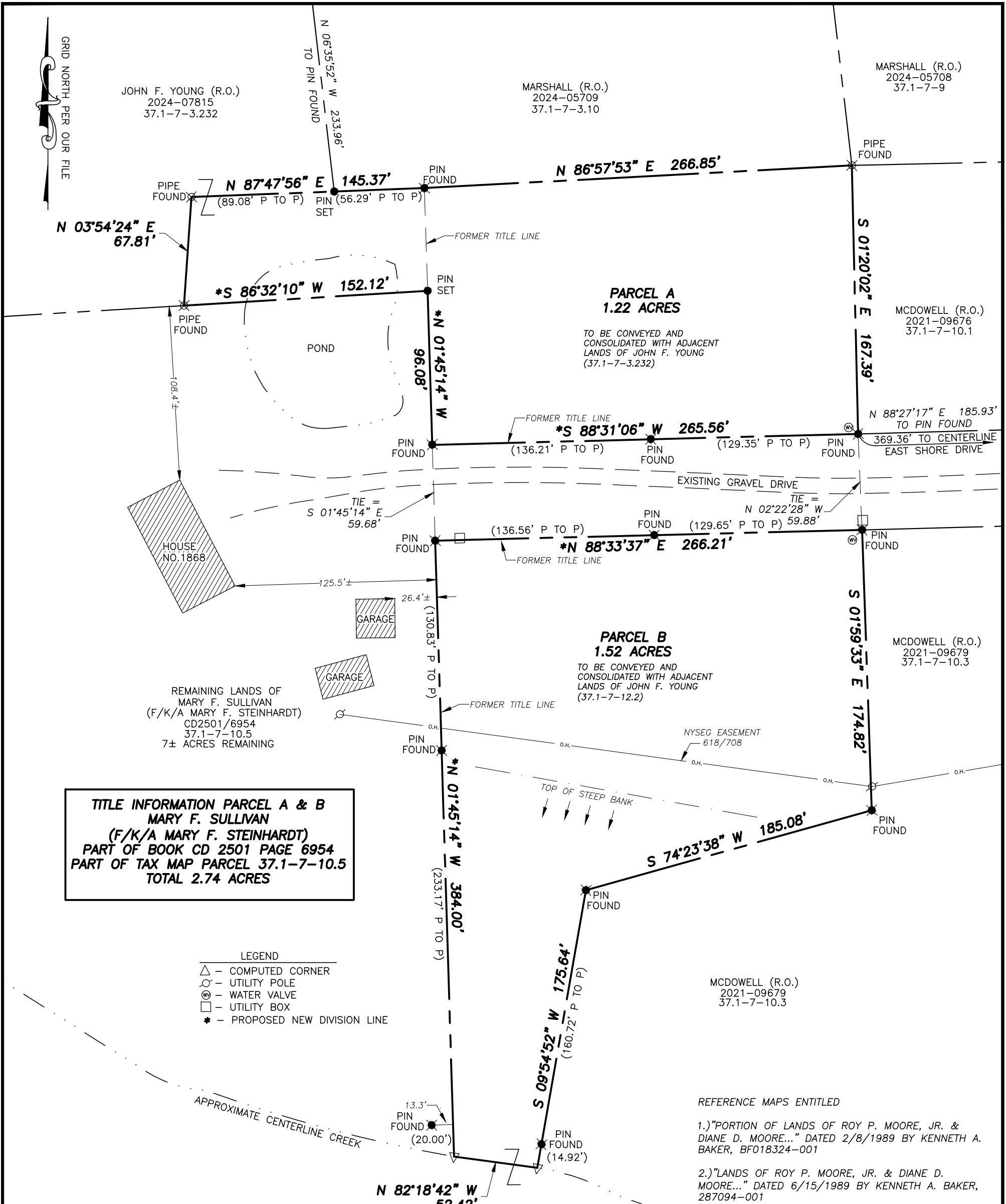
The deed will contain a restriction stating that the lands and easements conveyed will not be used at any time for public parking or as a trailhead for public access to the adjacent gorge, and neither lot will be used for residential purposes (unless if owned by an adjoining owner living on the premises) without the express written personal consent of the seller.

- 5. **SURVEY and SUBDIVISION** The cost of all surveys and subdivision approvals required will be paid by the Buyer.
- 6. **TIMELY RECEIPT** All documents and reports, except as otherwise specified, are to be furnished to the Buyer or his attorney a minimum of seven (7) business days prior to closing.
- 7. **INSPECTION** Seller agrees to allow Buyer or his agent to inspect premises upon reasonable notice prior to the closing.
- 8. **ADJUSTMENTS** Taxes are to be prorated and adjusted as of date of possession or delivery of deed, whichever is earlier.
- 9. **POSSESSION AND TRANSFER** Possession of premises shall be delivered at closing. Transfer to be completed on or about the 31th day of January, 2025, but not prior to January 1, 2025.
- 10. **BINDING AGREEMENT** This Agreement shall be binding upon the heirs, executors, administrators, and assigns of the parties hereto, and replaces an agreement between the parties dated June 13, 2024.
- 11. **ATTORNEY APPROVAL** This offer is contingent upon the approval of the legal form and content of this instrument within three (3) business days of acceptance of this offer, by the Buyer's attorney. Any objections by the Buyer's attorney to such form or content shall be made in writing and delivered to the other party's attorney. Failure to make such objections, if any, within the time period set forth herein shall constitute removal of this contingency.

Date: Aug. 26, 2024 BUYER 

Seller certifies that Seller owns the property and has the authority to sell the property. Seller hereby accepts the above offer and agree to sell on the terms and conditions set forth.

Date: Aug. 26, 2024 SELLER 



**TITLE INFORMATION PARCEL A & B
MARY F. SULLIVAN
(F/K/A MARY F. STEINHARDT)**
PART OF BOOK CD 2501 PAGE 6954
PART OF TAX MAP PARCEL 37.1-7-10.5
TOTAL 2.74 ACRES

- LEGEND**
△ - COMPUTED CORNER
○ - UTILITY POLE
⊙ - WATER VALVE
□ - UTILITY BOX
* - PROPOSED NEW DIVISION LINE

- REFERENCE MAPS ENTITLED**
1.) "PORTION OF LANDS OF ROY P. MOORE, JR. & DIANE D. MOORE..." DATED 2/8/1989 BY KENNETH A. BAKER, BF018324-001
2.) "LANDS OF ROY P. MOORE, JR. & DIANE D. MOORE..." DATED 6/15/1989 BY KENNETH A. BAKER, 287094-001
3.) "SURVEY FOR MARY F. & FREDERICK PAGE STEINHARDT, II..." DATED 10/13/1995 AMENDED 10/5/2018 BY REAGAN LAND SURVEYING, 2019-07978
4.) "SURVEY MAP SHOWING LANDS OF ROBERT L. HICKS & PATRICIA M. BROWN..." DATED 5/5/2021 BY T.G. MILLER P.C. 2021-09677

CERTIFICATION
I hereby certify to MARY F. SULLIVAN, JOHN F. YOUNG
that I am a licensed land surveyor, New York State License No. 050769, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision; and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: _____ DATED: 10/11/2024

"EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY R.O.'S OF RECORD"
THIS SURVEY MAP IS SUBJECT TO ANY STATE OF FACTS AN ACCURATE UP-TO-DATE ABSTRACT OF TITLE MAY SHOW.

SHEIVE LAND SURVEYING 165 WOOD ROAD FREEVILLE, NY 13068 607-347-9800 <small>WARNING ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.</small>	TITLE: SURVEY MAP SHOWING A PORTION LANDS OF MARY F. SULLIVAN, TO BE CONVEYED TO AND CONSOLIDATED WITH LANDS OF JOHN F. YOUNG LOCATED ON EAST SHORE DRIVE, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK		REVISED
	DATE: 10/11/2024	FILE NO. 24048	

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: MARY SULLIVAN % JOHN F. YOUNG, AGENT
Mailing address: 106 EAST SHORE CIRCLE
ITHACA, NY 14850

B. Description of the proposed project: TWO SMALL LOT ADDITIONS TO
NEIGHBORING PROPERTIES. WE ARE WORKING TO ACQUIRE
LAND FOR A FUTURE JONAS FALLS TOWN PARK.

C. Project site address: 1868 East Shore Drive Town: LANSING

D. Project site tax map number: 37.1 - 7 - 10.5

E. The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 2.74

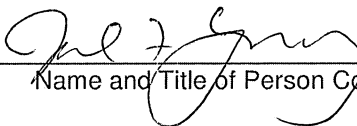
G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____ ?
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above. **NA**

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.


Name and Title of Person Completing Form

DEC. 3, 2024
Date

Short Environmental Assessment Form

Part 1 - Project Information

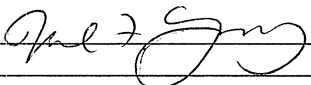
Instructions for Completing

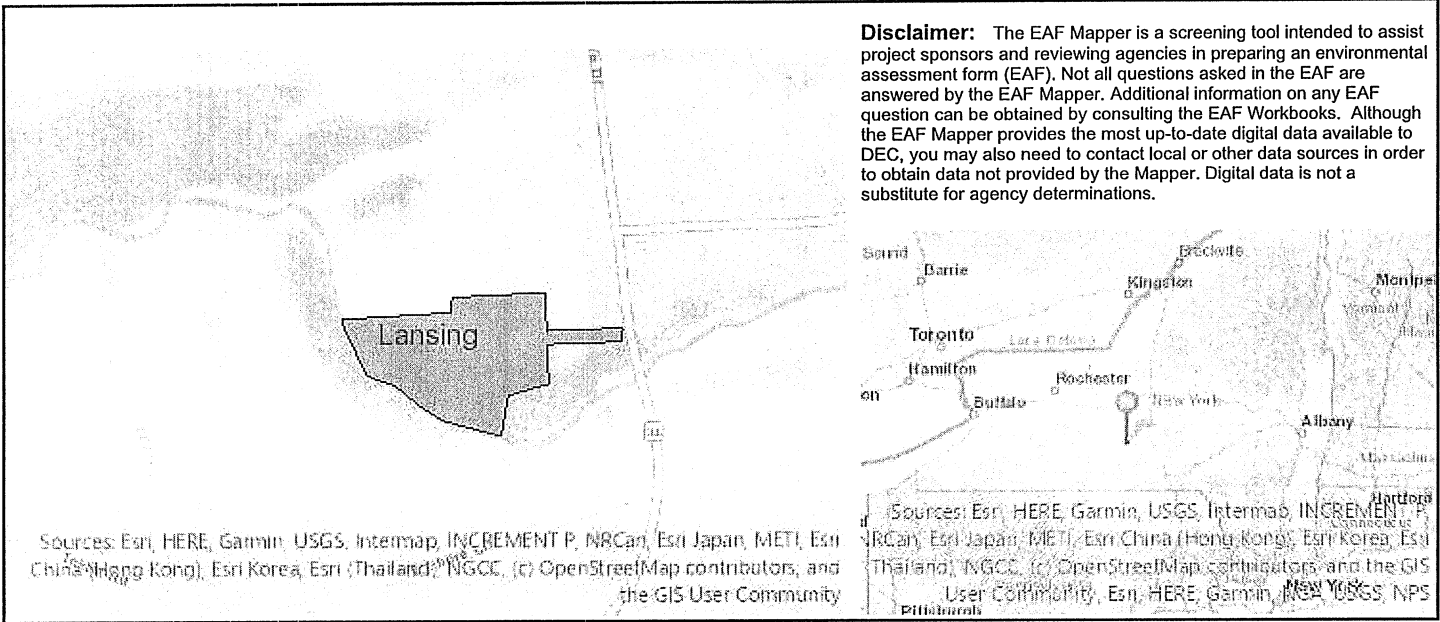
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Mary Sullivan Lot Additions			
Project Location (describe, and attach a location map): Tax parcel # 37.1-7-10.5 (see attached map)			
Brief Description of Proposed Action: Allowing two small lot additions to neighboring properties. We are working to acquire land for a potential future Jonas Falls Town park.			
Name of Applicant or Sponsor: Mary Sullivan by John F. Young, Agent		Telephone: 607 275-1406	
		E-Mail: jack@youngbros.com	
Address: 106 East Shore Circle			
City/PO: Ithaca		State: New York	Zip Code: 14850
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 2.74 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 10.1 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ One parcel has 52.42 feet of frontage on Gulf Creek. This is a steep bank, so there are no associated wetlands. _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ I'm not aware of any remediation in the area, so am not sure why the EAF Mapper said Yes to this question.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Mary Sullivan c/o John F. Young, Agent</u> Date: <u>December 3, 2024</u></p> <p>Signature: <u></u> Title: <u>Agent</u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

PROJECT NARRATIVE

Conlon Corners Subdivision
Conlon Road
Town of Lansing
Tompkins County, NY

10-30-2024

General

We would like to present a sketch plan for a subdivision of an approximately 188-acre parcel located on Conlon and Bower Roads in the Town of Lansing. The tax parcel number is 31.-1-11.22 and consists primarily of open fields but has 2 smaller wooded sections, two clusters of dilapidated farming buildings and one single-family home at 113 Bower Road which is not in a livable condition.

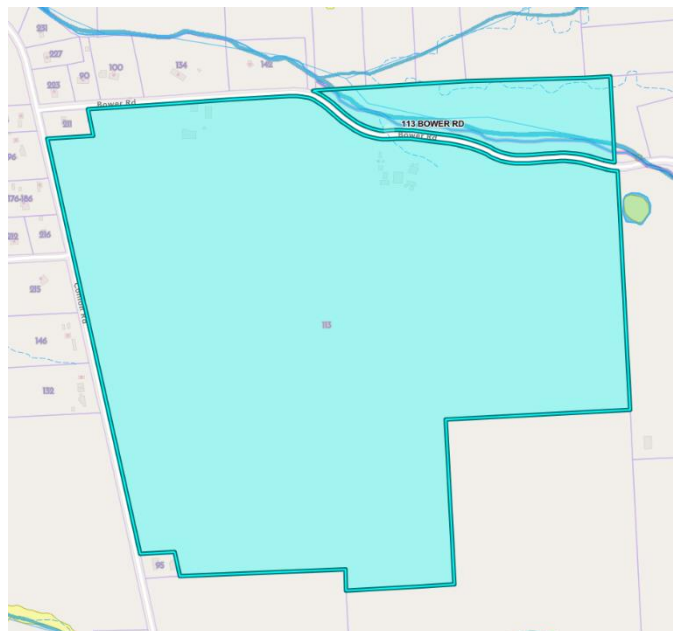
This application details a project which proposes to subdivide the parcel and create 4 new single-family building lots along Conlon Road. All building lots will be created in what is presently open field. It is intended that the remainder of the parcel will continue to be farmed via a farming lease. The property is zoned R3 Residential – Mixed Use and all lots will conform to current zoning regulations. We do not plan to build any of the homes but will sell individual house lots.

The project does not qualify as a Realty Subdivision since there are fewer than 5 lots that will be less than 5 acres in size.

Environmental Quality

The project will add 4 new homes to the existing Mixed Use neighborhood with no substantial increase in traffic. There will be no tree clearing and there are no steep slopes present on the proposed building lot areas. Electric and telecommunication services are available along Conlon Road and will be extended to serve each lot. No municipal sewers or water exist so the lots have been sized to accommodate private water wells and individual on-site wastewater treatment systems (septic systems). Final septic system designs will require the approval of the Tompkins County Health Department.

Other than a stream north of Bower Road (and not near the proposed building lots) there are no mapped wetland areas on the property by the US Fish and Wildlife Service, National Wetland Inventory, DEC or Tompkins County. See the following map from the Tompkins County Environmental Health Mapper.



Site Soils: Using the USDA Web Soil Survey, three soil types have been identified within the watershed of the building lot site.

- HdA: Howard gravelly loam with moderately high to high drainage characteristics (0.57 – 5.95 in/hr) in the hydrologic soil group A
- OaA: Ovid silt loam with moderately low to moderately high drainage characteristics (0.06 – 0.20 in/hr) in the hydrologic soil group C/D
- IcA: Illionsilty clay loam with moderately low to moderately high drainage characteristics (0.06 – 0.20 in/hr) in the hydrologic soil group C/D

Soils data was obtained from the on-line USDA Soil Conservation Service Web Soil Survey.

Site Topography: The site, as a whole, has a varied slope of between 2 – 4% moving downhill from east to west.

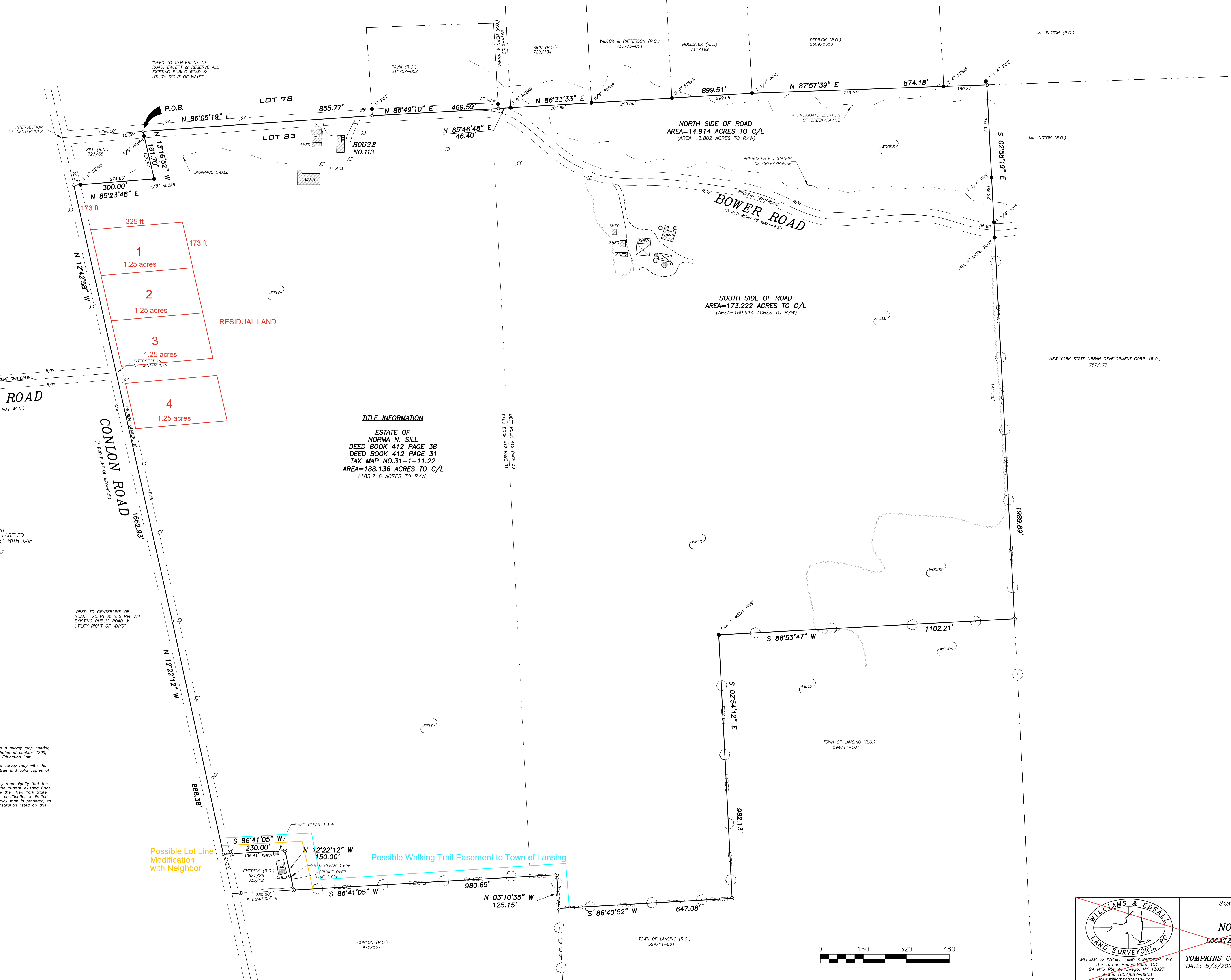
Other Likely Additions to Proposal: There are two additional components to this project that I would like to point out. Both of these components are included in the sketch submitted with this application but are subject to modification as the relevant parties work out their details.

An adjoining neighbor at 95 Conlon Road has expressed interest in acquiring additional land from us next to his property. We plan to work with him and include a lot line modification component to this proposal once we finalize terms with him.

The Town of Lansing Trails Committee has expressed interest in acquiring an easement that would connect the Lansing Town trails to Conlon Road and we would like to help provide them with this trail access via an easement.

Sincerely,

Jesse Young



TITLE INFORMATION
 ESTATE OF
 NORMA N. SILL
 DEED BOOK 412 PAGE 38
 DEED BOOK 412 PAGE 31
 TAX MAP NO.31-1-11.22
 AREA=188.136 ACRES TO C/L
 (183.716 ACRES TO R/W)

- LEGEND**
- - COMPUTED POINT
 - - EXISTING IRON, LABELED
 - ⊙ - 3/4" REBAR SET WITH CAP
 - ⊙ - UTILITY POLE
 - x — - FENCE & HEDGE

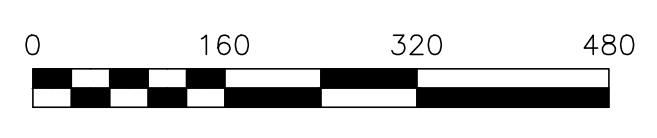
- MAP REFERENCES:**
- 1) SURVEY MAP NO.142 BOWER ROAD DATED 6/12/2007 BY T.G. MILLER, P.C.
 - 2) MAP OF SURVEY PARCELS OF LAND OWNED BY MARY ANNE DREEMAUER DATED 1/5/2002 BY ROBERT RUSSELL, L.S.
 - 3) PORTION OF LANDS OF BURDETTE LEWIS DATED 6/18/1995 BY KENNETH BAKER, L.S.
 - 4) SURVEY MAP OF A PORTION OF LANDS OF NORMA SILL TO BE CONVEYED DATED 3/21/1994 BY CLARENCE BRASHEAR, L.S.
 - 5) PORTION OF LANDS OF BURDETTE LEWIS DATED 1/5/1999 BY KENNETH BAKER, L.S.

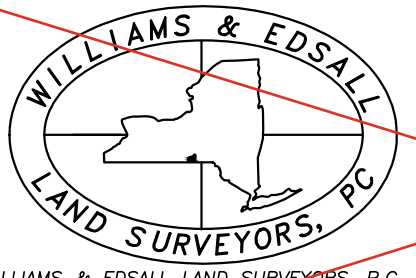
- NOTES**
- 1- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
 - 2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.
 - 3- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, and to the lending institution listed on this survey map and are not transferable.

Stewart Title Insurance Company
 Budget Habitats, PLLC
 Rea-Young, LLC
 Barnett-Young, LLC
 John F. Young
 Susan M. Barnett
 Thomas Edward Barnett-Young
 Anne Catherine Barnett-Young
 Rosemary Mae Barnett-Young
 James Richard Young
 Julie R. Young
 Jesse R. Young
 James Robert Young

I hereby certify to that I am a licensed land surveyor, New York State License No. 050823, and that this map delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current Code of Practice adopted by the New York State Association of Professional Land Surveyors, and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: EDWARD RIPIC, JR. DATE: 5/3/2024





WILLIAMS & EDSELL
LAND SURVEYORS, P.C.

WILLIAMS & EDSELL LAND SURVEYORS, P.C.
 The Turner House-Belle 101
 24 NYS Rte 98-Owego, NY 13827
 phone: (607)857-8553
 www.williamsedsall.com

Survey map showing
 the Estate of
NORMA N. SILL
 LOCATED AT 113 BOWER ROAD
 TOWN of LANSING
 TOMPKINS COUNTY NEW YORK
 DATE: 5/3/2024 SCALE: 1"=160'

JOB NO: 2024-132
 © COPYRIGHT 2024

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Jesse Young (Rea-Young LLC & Barnett-Young LLC)
Mailing address: 3105 North Triphammer Road, STE1
Lansing, NY 14882

B. Description of the proposed project: We propose to subdivide 4 residential building lots that are each around 1.25 acres in size along Conlon Road. Water and septic will be private.
We also propose to restrict the total ground disturbance for the project to 2 acres or less.

C. Project site address: Conlon Road Town: Lansing

D. Project site tax map number: 31.-1-11.22

E: The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 5

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres 154 or square feet ?
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

31.-1-6.22: Lawrence & Constance Conlon, 56 Conlon Rd, Lansing NY 14882

27.-1-39.2: Clifford J Buck, 2560 NC 152 West China Grove NC 28023

28.-1-17.43: Jeremy & Billie Jo Downs, 303 Buck Rd Lansing NY 14882

28.-1-27.3: Matthew & Jennifer Dedrick, 389 Buck Rd, Lansing NY 14882

31.-1-11.22: Rea-Young LLC & Barnett-Young LLC, 3105 N Triphammer Rd, Lansing NY 14882

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

~~~~~  
**FARM NOTE**  
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.  
~~~~~

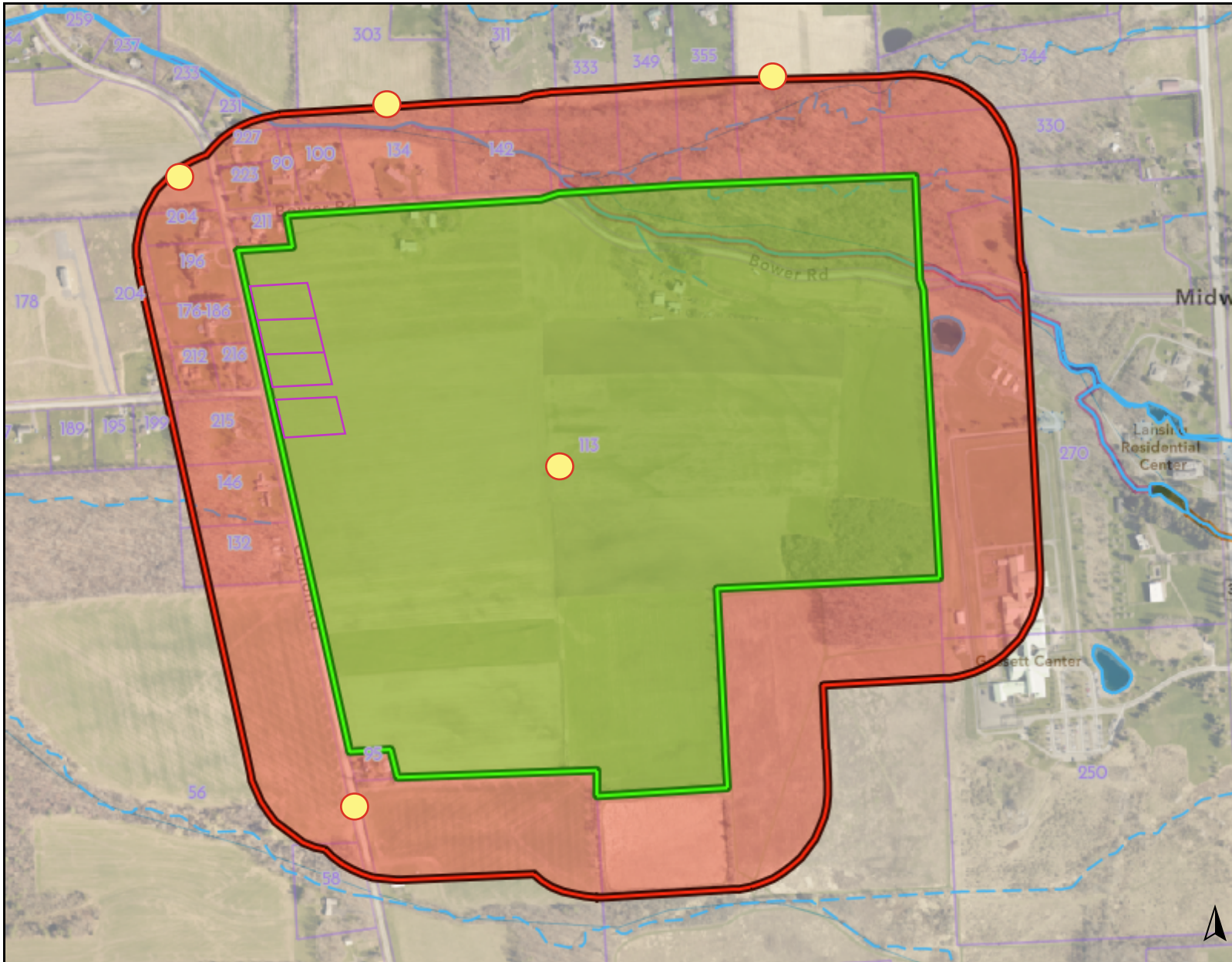
Jesse Young, Member Rea-Young LLC
Name and Title of Person Completing Form

10/30/2024
Date



113 Bower Road (with 500 ft Buffer)

Section 3, Item d.



Legend

Hydrology

- Intermittent Streams
- Perennial Streams

Parcels

- Tax Parcels
- Subject Parcel
- Proposed Subdivision
- 500 ft Buffer
- Farming Operation within Ag District

Notes

0 1000 2000
ft

1: 11893

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Conlon Corners Subdivision			
Project Location (describe, and attach a location map): Conlon Road, Lansing, NY 14882 (TPN: 31.-1-11.22) - Map Attached			
Brief Description of Proposed Action: We propose to subdivide 4 residential building lots that are each around 1.25 acres in size along Conlon Road. Water and septic will be private. We also propose to restrict the total ground disturbance for the project to 2 acres or less. Existing farming operations will continue on the land outside the building lots.			
Name of Applicant or Sponsor: Jesse Young, Member of Rea-Young LLC		Telephone: 607-533-0346 E-Mail: jesse@youngbros.com	
Address: 3105 North Triphammer Road, Suite 1			
City/PO: Lansing		State: NY	Zip Code: 14882
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 5 acres			
b. Total acreage to be physically disturbed? _____ <2 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 188 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Community Services -Correctional			
<input checked="" type="checkbox"/> Parkland			

		Section 3, Item d.	
5. Is the proposed action,	NO		
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? Town Trails	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: All new homes are required to meet local and state energy code requirements. _____	NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ It is anticipated that lot buyers will drill a water well. _____	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Individual on-site wastewater treatment systems (septic systems) _____	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
12. a. 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? b. 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?	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ Design to be determined by final engineering and Town regulations. Stormwater to eventually flow into ditch along public roadway.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Jesse Young</u> Date: <u>10/30/2024</u></p> <p>Signature: <u>Jesse Young</u> Title: <u>Member, Rea-Young LLC</u></p>		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

PROJECT NARRATIVE

East Shore Circle Subdivision – Phase 2

106 East Shore Circle
Town of Lansing
Tompkins County, NY

11-19-2024

General

We propose to subdivide a 9.9-acre parcel located between East Shore Circle and East Shore Drive in the Town of Lansing. The tax parcel number is 37.1-7-12.2 and currently consists of open fields. This is the residual land (Parcel 7) of the previous subdivision known as Phase 1. The field is not currently being used for farming due to lack of size. This is the final phase of this project.

This application is for Phase 2 of the project which proposes subdividing the residual land of the original parcel into 6 building lots. The property is zoned R2 Residential – Moderate Density and all lots will conform to current zoning regulations. We do not plan to build any of the homes but will sell individual house lots.

The project qualifies as a Realty Subdivision so an application for Realty Subdivision approval is being sought through the Tompkins County Health Department concurrently with this application.

Environmental Quality

The project will add 6 new homes to the existing moderate density neighborhood with no substantial increase in traffic. The proposed development will occur in the gently sloping open field. Municipal water, electric, and telecommunication services are available along East Shore Circle/Drive and will be extended to serve each lot. No municipal sewers exist so the lots have been sized to accommodate individual on-site wastewater treatment systems (septic systems). Final septic system designs will require approval of the Tompkins County Health Department.

There is a small area of wetland in the western portion of the project area that is where we expect a stormwater pond to be located. This wetland does not appear on Federal or NYSDEC wetland maps but was mapped by Tompkins County in 2012 (see image to the right).



Tompkins County Health Department GIS Mapper
Yellow – Tompkins County 2012 Wetland Inventory

Stormwater

A Full Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the proposed construction of a six (6) lot residential subdivision consisting of 2,400-SF homes, associated driveways, and landscaping. Lots 5 and 6 (and Stormwater Lot 7) of the development will be served by a common privately shared driveway from East Shore Circle and Lots 1 – 4 are expected to be independently accessed off of East Shore Drive. We are awaiting further correspondence from the NYS Highway Department on Lots’ 1-4 access from East Shore Drive. Each parcel will have privately owned water and sewer utilities, and a series of general site drainage collection swales will direct development stormwater runoff into two engineered infiltration basin stormwater practices for water quality volume treatment and quantity attenuation.

This project has been designed to prepare each lot for individual private sale. Home construction will occur by future owners.

Site Soils: Using the USDA Web Soil Survey, three soil types have been identified within the watershed of the building lot site.

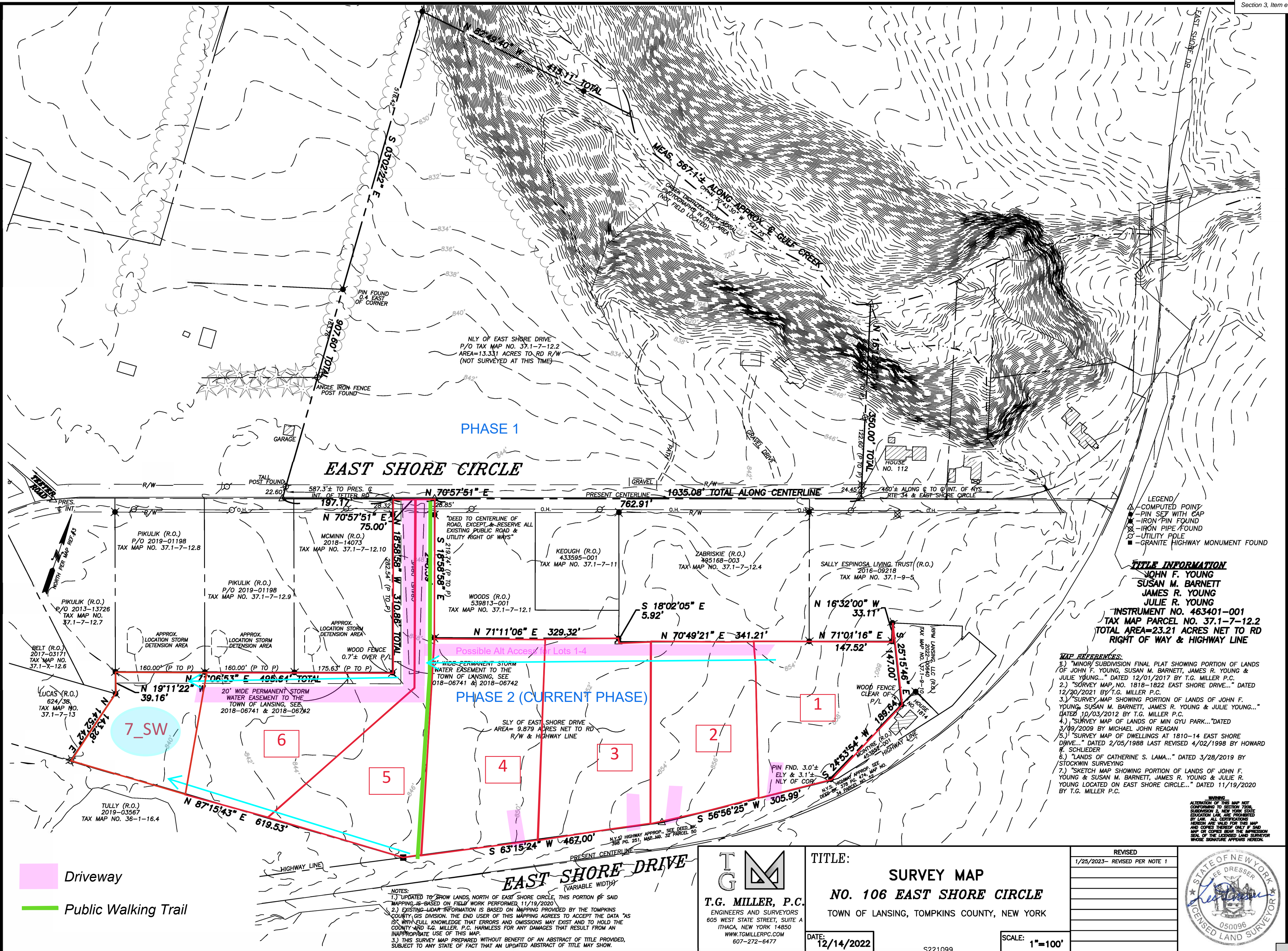
- 98% - OaA: Ovid silt loam with moderately low to moderately high drainage characteristics (0.06 – 0.20 in/hr) in the hydrologic soil group C/D with no hydric rating.
- 2% - IcA: Ilion silty clay loam with moderately low to moderately high drainage characteristics (0.06 – 0.20 in/hr) in the hydrologic soil group C/D with a hydric rating.

Site Topography: The site, as a whole, has a varied slope of between 1 – 2% primarily moving downhill from east to west.

Public Use: We hope to include a public trail easement to the Town of Lansing that crosses from E Shore Circle to East Shore Drive as shown in the sketch plan map. The easement would intersect E Shore Drive across the road from the Community Recreation Center property and we hope this would be a welcome contribution to the neighborhood residents. If this is something the Town would like to see, we could reach out to the State Highway department to inquire about a crosswalk.

Sincerely,

Jesse Young



- LEGEND**
- △ - COMPUTED POINT
 - - PIN SET WITH CAP
 - - IRON PIN FOUND
 - ⊗ - IRON PIPE FOUND
 - - UTILITY POLE
 - - GRANITE HIGHWAY MONUMENT FOUND

TITLE INFORMATION
 JOHN F. YOUNG
 SUSAN M. BARNETT
 JAMES R. YOUNG
 JULIE R. YOUNG
 INSTRUMENT NO. 463401-001
 TAX MAP PARCEL NO. 37.1-7-12.2
 TOTAL AREA=23.21 ACRES NET TO RD
 RIGHT OF WAY & HIGHWAY LINE

- MAP REFERENCES:**
- 1.) "MINOR SUBDIVISION FINAL PLAT SHOWING PORTION OF LANDS OF JOHN F. YOUNG, SUSAN M. BARNETT, JAMES R. YOUNG & JULIE YOUNG..." DATED 12/01/2017 BY T.G. MILLER P.C.
 - 2.) "SURVEY MAP NO. 1818-1822 EAST SHORE DRIVE..." DATED 12/20/2021 BY T.G. MILLER P.C.
 - 3.) "SURVEY MAP SHOWING PORTION OF LANDS OF JOHN F. YOUNG, SUSAN M. BARNETT, JAMES R. YOUNG & JULIE YOUNG..." DATED 10/03/2012 BY T.G. MILLER P.C.
 - 4.) "SURVEY MAP OF LANDS OF MIN GYU PARK..." DATED 3/09/2009 BY MICHAEL JOHN REAGAN
 - 5.) "SURVEY MAP OF DWELLINGS AT 1810-14 EAST SHORE DRIVE..." DATED 2/05/1988 LAST REVISED 4/02/1998 BY HOWARD R. SCHLIEDER
 - 6.) "LANDS OF CATHERINE S. LAMA..." DATED 3/28/2019 BY STOCKWIN SURVEYING
 - 7.) "SKETCH MAP SHOWING PORTION OF LANDS OF JOHN F. YOUNG & SUSAN M. BARNETT, JAMES R. YOUNG & JULIE R. YOUNG LOCATED ON EAST SHORE CIRCLE..." DATED 11/19/2020 BY T.G. MILLER P.C.

WARNING
 ATTENTION OF THIS MAP NOT CONFORMING TO SECTION 7208, SUBDIVISION 2, NEW YORK STATE ENCLAVE LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREOF.

NOTES:

- 1.) UPDATED TO SHOW LANDS NORTH OF EAST SHORE CIRCLE, THIS PORTION OF SAID MAPPING IS BASED ON FIELD WORK PERFORMED 11/19/2020
- 2.) EXISTING LIDAR INFORMATION IS BASED ON MAPPING PROVIDED BY THE TOMPKINS COUNTY GIS DIVISION. THE END USER OF THIS MAPPING AGREES TO ACCEPT THE DATA "AS IS" WITH FULL KNOWLEDGE THAT ERRORS AND OMISSIONS MAY EXIST AND TO HOLD THE COUNTY AND T.G. MILLER, P.C. HARMLESS FOR ANY DAMAGES THAT RESULT FROM AN INAPPROPRIATE USE OF THIS MAP.
- 3.) THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

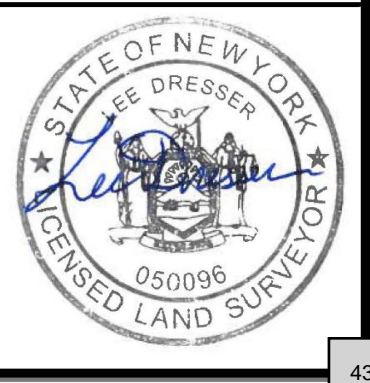
- Driveway
- Public Walking Trail

TGM
T.G. MILLER, P.C.
 ENGINEERS AND SURVEYORS
 605 WEST STATE STREET, SUITE A
 ITHACA, NEW YORK 14850
 WWW.TGMILLERPC.COM
 607-272-6477

TITLE:
SURVEY MAP
NO. 106 EAST SHORE CIRCLE
 TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 12/14/2022
SCALE: 1"=100'

REVISED
1/25/2023- REVISED PER NOTE 1



Custom Soil Resources Report for Tompkins County, New York

East Shore Circle Subdivision - Phase 2



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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 - Hydric Rating by Map Unit.....13
- References**..... 18

Soil Map

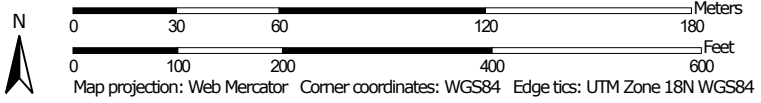
The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Section 3, Item e.




Map Scale: 1:2,200 if printed on A landscape (11" x 8.5") sheet.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tompkins County, New York
 Survey Area Data: Version 20, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2020—Oct 1, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
IcA	Illion silty clay loam, 0 to 2 percent slopes	0.2	1.7%
OaA	Ovid silt loam, 0 to 6 percent slopes	9.5	98.3%
Totals for Area of Interest		9.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Tompkins County, New York

IcA—Ilion silty clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 9xmh
Elevation: 600 to 1,800 feet
Mean annual precipitation: 32 to 42 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 120 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Ilion and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ilion

Setting

Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy till derived from calcareous dark shale

Typical profile

H1 - 0 to 10 inches: silty clay loam
H2 - 10 to 26 inches: silty clay loam
H3 - 26 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F101XY014NY - Wet Till Depression
Hydric soil rating: Yes

Minor Components

Lyons

Percent of map unit: 5 percent
Landform: Depressions

Hydric soil rating: Yes

Darien

Percent of map unit: 5 percent

Hydric soil rating: No

Erie

Percent of map unit: 5 percent

Hydric soil rating: No

Alden

Percent of map unit: 5 percent

Landform: Depressions

Hydric soil rating: Yes

Ovid

Percent of map unit: 5 percent

Hydric soil rating: No

OaA—Ovid silt loam, 0 to 6 percent slopes

Map Unit Setting

National map unit symbol: 9xnm

Elevation: 250 to 1,000 feet

Mean annual precipitation: 32 to 42 inches

Mean annual air temperature: 45 to 48 degrees F

Frost-free period: 120 to 160 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Ovid and similar soils: 75 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ovid

Setting

Landform: Till plains, reworked lake plains

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Loamy till with a significant component of reddish shale or reddish glaciolacustrine clays, mixed with limestone and some sandstone

Typical profile

H1 - 0 to 14 inches: silt loam

H2 - 14 to 24 inches: silty clay loam

H3 - 24 to 60 inches: gravelly loam

Properties and qualities

Slope: 0 to 6 percent

Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water supply, 0 to 60 inches: Moderate (about 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F101XY013NY - Moist Till
Hydric soil rating: No

Minor Components

Rhinebeck

Percent of map unit: 5 percent
Hydric soil rating: No

Cayuga

Percent of map unit: 5 percent
Hydric soil rating: No

Lyons

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Ilion

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Kendaia

Percent of map unit: 5 percent
Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Hydric Rating by Map Unit

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

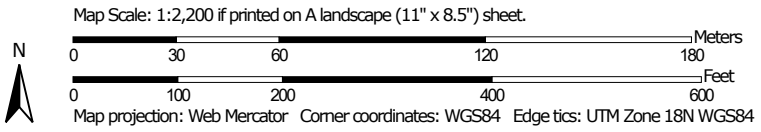
Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.



























Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Custom Soil Resource Report
Map—Hydric Rating by Map Unit

Section 3, Item e.



MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 - Soil Rating Polygons**
 -  Hydric (100%)
 -  Hydric (66 to 99%)
 -  Hydric (33 to 65%)
 -  Hydric (1 to 32%)
 -  Not Hydric (0%)
 -  Not rated or not available
 - Soil Rating Lines**
 -  Hydric (100%)
 -  Hydric (66 to 99%)
 -  Hydric (33 to 65%)
 -  Hydric (1 to 32%)
 -  Not Hydric (0%)
 -  Not rated or not available
 - Soil Rating Points**
 -  Hydric (100%)
 -  Hydric (66 to 99%)
 -  Hydric (33 to 65%)
 -  Hydric (1 to 32%)
 -  Not Hydric (0%)
 -  Not rated or not available
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography
- Water Features**
 -  Streams and Canals

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tompkins County, New York
 Survey Area Data: Version 20, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2020—Oct 1, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
IcA	Ilion silty clay loam, 0 to 2 percent slopes	85	0.2	1.7%
OaA	Ovid silt loam, 0 to 6 percent slopes	10	9.5	98.3%
Totals for Area of Interest			9.7	100.0%

Rating Options—Hydric Rating by Map Unit

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

AGRICULTURAL DATA STATEMENT

Section 3, Item e.

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Jesse Young (John, James, Julie Young & Susan Barnett)
Mailing address: 3105 North Triphammer Road, STE 1
Lansing, NY 14882

B. Description of the proposed project: To subdivide land south of E. Shore Cir into 6 single-family building lots and their associated stormwater facilities

C. Project site address: East Shore Circle Town: Lansing

D. Project site tax map number: 37.1-7-12.2

E: The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 9.9 acres

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____ ?
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
None, however the Applicant owns other land within 500 ft that is being farmed but that land is not located within an Agricultural District.

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Jesse Young

11/20/2024

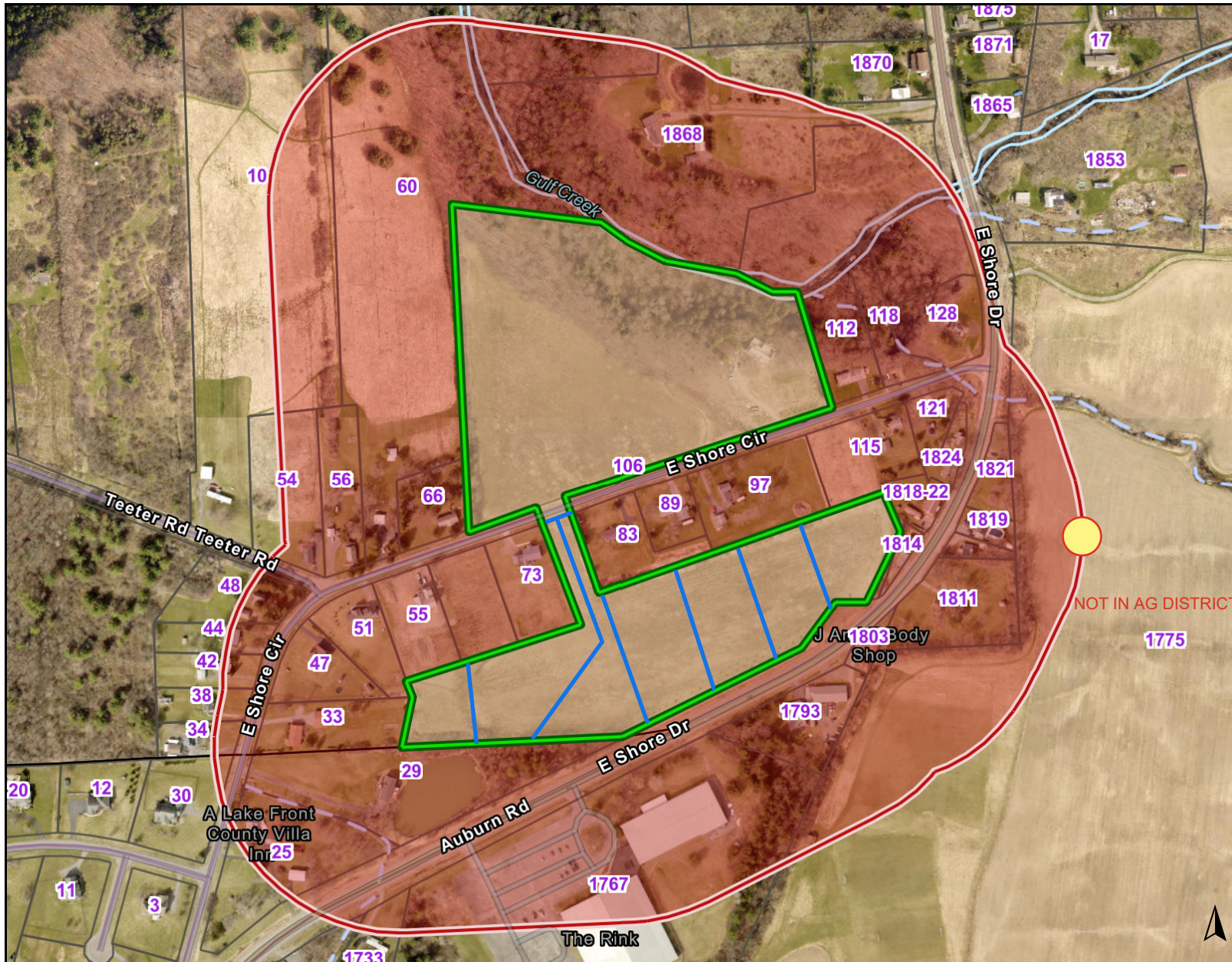
Name and Title of Person Completing Form

Date



TPN: 37.1-7-12.2

106 East Shore Cir (with 500 ft buffer)



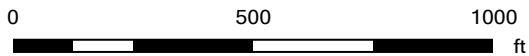
Legend

- Parcels
 - Subject Parcel
 - 500 ft Buffer
 - Proposed Subdivision
 - Farming Operation

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



1: 6500

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

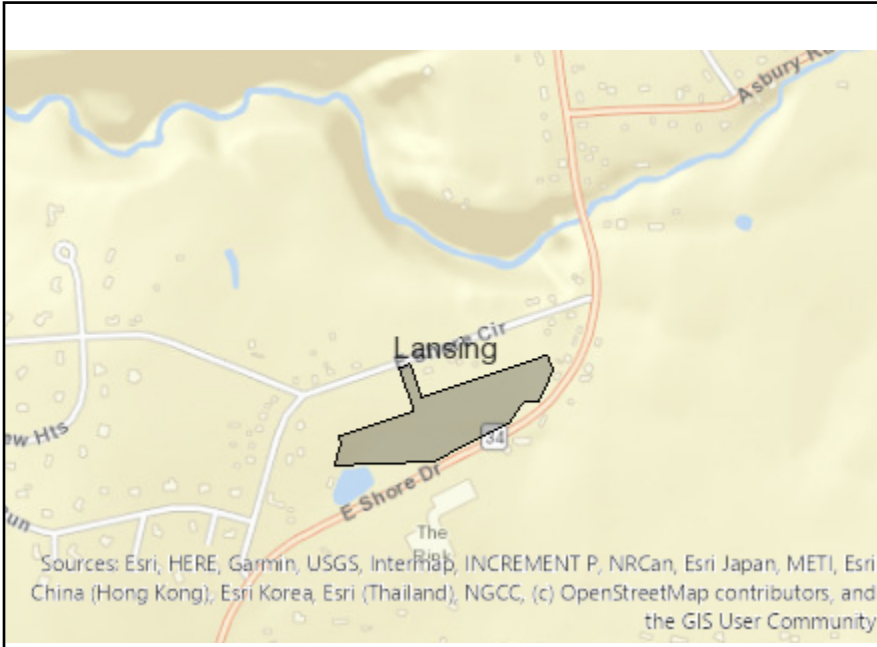
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: East Shore Circle Subdivision - Phase 2			
Project Location (describe, and attach a location map): East Shore Circle, Ithaca, NY 14850 - Vacant land between East Shore Circle and East Shore Drive			
Brief Description of Proposed Action: Subdivision of approximately 9.9 acres into 6 single-family residential lots and an associated stormwater lot. Public water is available but private individual septic systems will need to be installed for each lot requiring them. This parcel is part of Town of Lansing Drainage District #11 and is expected to require a stormwater pond in the western corner of the property.			
Name of Applicant or Sponsor: Jesse Young for John, Julie, James Young & Susan Barnett		Telephone: 607-533-0346	
		E-Mail: Jesse@YoungBros.com	
Address: 3105 North Triphammer Road, Suite 1			
City/PO: Lansing		State: NY	Zip Code: 14882
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYS DOH, TCHD - Realty Subdivision - Septic Permits NYS DEC, Town of Lansing - Stormwater SPDES			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		9.9 acres	
b. Total acreage to be physically disturbed?		4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		23 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		Section 3, Item e.	
5. Is the proposed action,	NO		
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: All new homes will need to meet local and state energy code requirements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Individual on-site wastewater treatment systems will need to be installed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
A Stormwater Pollution Prevention Plan (SWPPP) will be prepared that will include permanent stormwater practices in accordance with Town and DEC stormwater requirements.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		
We expect that our stormwater engineering will require infiltration basins that will temporarily impound water during rain events.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No hazardous waste is known to be or have ever been located on the property to the knowledge of the Owners. The EAF Mapper's "Yes" may be due to past State Highway 34 remediation or to a salt test well on the north side of E Shore Cir (outside project area)		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Jesse Young</u> Date: <u>11/20/2024</u>		
Signature: <u>Jesse Young</u> Title: <u>Agent/Owner</u>		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

EXHIBIT A
PROJECT DESCRIPTION

Bell Atlantic Mobile Systems, LLC d/b/a Verizon (“**Verizon**”) is a public utility, and federally licensed wireless telecommunications provider. It currently has service inadequacies in the Town of Lansing (the “**Town**”). To remedy these service inadequacies, Verizon is proposing to construct and operate a new wireless telecommunications facility (the “**Project**”) near 1767 East Shore Drive on property owned by Community Rec Center Inc. and identified as Tax Parcel No. 37.1-6-9 (the “**Project Site**”). Verizon makes this application for a use variance from the Zoning Board of Appeals, as well as a special use permit and site plan approval from the Planning Board to permit the Project to provide adequate and reliable wireless telecommunications service to emergency services, businesses and individuals in and around the Town.

The Project consists of the construction and operation of a 145’ monopole tower (with additional 4’ lightning rod), exterior equipment cabinets and other associated improvements, all as shown on the enclosed site plan prepared by Costich Engineering D.P.C.

Essentially, wireless telecommunication devices operate by transmitting a very low power radio signal between the wireless telecommunication devices and an antenna mounted on a tower, pole, building or other structure. The antenna feeds the signal to electronic apparatus located near the antenna (the “**Base Station**”), where it is connected to traditional telephone systems, and is then routed anywhere in the world. The antennas and Base Station are known as a “cell site.”

Because of the low power, a cell site is capable of transmitting to and from wireless telecommunication devices only within a limited geographic area. This limited geographic area is called a “cell.” A cell site must be located within a prescribed area in order to provide coverage for the entire cell.

Wireless telecommunications technology requires that cells overlap somewhat in order to provide uninterrupted service. When the wireless telephone user moves into a new cell, the transmission is automatically transferred to the cell site in the new cell. If there is no cell site in the new cell, there is no wireless telecommunications service.

Because each cell site must be placed in such a manner as to provide service within a particular cell, and so as to provide overlapping (but not duplicate) coverage with the existing or planned cells around it, there is limited flexibility as to where a cell site can be placed. Wireless telecommunications providers conduct a thorough engineering study, including using an elaborate computer program known as a “propagation study.” A propagation study shows, based on cell boundaries, topography and other factors, where a cell site needs to be located in order to provide wireless telecommunications coverage in a particular cell. The wireless telecommunication companies and RF engineers identify technologically feasible locations for the cell site.

In this case, the proposed site was identified by Verizon as being an appropriate site to remedy the service deficiencies. The Project Site was located within that area and was available to Verizon to meet the technological requirements.

As set forth in this application, Verizon meets the legal standards necessary for the requested approval. Moreover, the Project will not pollute, will not create noise or vibration, will not create any significant increase in traffic, will not create any environmental problems, will not increase population density, and will not create any demand on governmental facilities. Thus, the Project will not create any detriment to adjoining properties or change the character of the neighborhood. Instead, the Project will enhance governmental facilities and promote the public welfare by providing a modern, more efficient system of communications for police, fire and other emergency services, as well as provide modern wireless telecommunication service to business, industry and individuals in and around the Reach Run cell.



01334

THIS INDENTURE

Made the 12th day of April, Nineteen Hundred and Ninety-five

BETWEEN

DEANCO, INC., a New York corporation, with offices at 2415 North Triphammer Road, Ithaca, New York,

party of the first part and

COMMUNITY RECREATIONAL CENTER, INC., a New York not-for-profit corporation, with offices at 200 East Buffalo Street, Ithaca, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins and State of New York, being a part of Military Lot No. 91 in said Town, and more particularly bounded and described as follows:

BEGINNING at an iron pipe set in the southerly line of East Shore Drive (N.Y.S. Route No. 34) at the southwest corner of premises now or formerly of Oaks (see Liber 605 of Deeds at page 1); running thence S 84 degrees 32' E, along an old hedgerow, a distance of 362.8 feet to a pipe; running thence S 31 degrees 29' W, along a hedgerow marking the former southeasterly line of the former railroad right of way, a distance of 819.8 feet to a pipe (the previous two courses having been incorrectly described in the deed to the grantor herein due to a computational error by the surveyor, which error is corrected as shown on the survey incorporated herein); running thence N 85 degrees 01' W, in part along a small hedgerow, a distance of 919.0 feet to a point; running thence N 19 degrees 24' E, passing through a pipe at 10.45 feet and 187.67 feet, a total distance of 368 feet to a pin set in the southerly line of the said East Shore Drive (N.Y.S. Route 34); running thence N 70 degrees 20' E, along said southerly line of the highway, a distance of 913.6 feet to the point or place of beginning, containing 13.84 acres of land, more or less.

TOGETHER WITH all the right, title and interest of the grantor in and to the parcel lying northerly of the premises above described to the center line of East Shore Drive (N.Y.S. Route 34); SUBJECT TO the rights of the public therein for street and highway purposes and EXCEPTING those premises appropriated by the People of the State of New York by notice of appropriation recorded in the Tompkins County Clerk's Office in Book 443 of Deeds at page 802.

SUBJECT TO a right of way granted to New York State Electric & Gas Corp. by instrument dated October 1, 1946 and recorded in said Clerk's Office on November 2, 1946 in Book 294 of Deeds at page 17, insofar as it may affect the premises herein conveyed.

THE PREMISES above described are shown on a survey map entitled "SURVEY MAP, LANDS OF EVAN H. AND ESTER A. SHELDON, LOCATED ON N.Y.S. ROUTE 34, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK", dated November 1, 1983 and last amended January 5, 1995, by T. G. Miller Associates, P.C., which map is to be filed in the Tompkins County Clerk's Office concurrently herewith and which map is incorporated herein by reference.

BEING the same premises conveyed by William R. Wilcox to the grantor herein by warranty deed dated January 8, 1993 and recorded in the Tompkins County Clerk's Office on January 13, 1993 in Book 692 of Deeds at page 124.

see Misc. B.K. 51/pg. 305

see Misc. B.K. 51/pg. 189

map

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

AND said party of the first part covenants as follows:

FIRST, that the party of the second part shall quietly enjoy the said premises;

SECOND, that said party of the first part will forever WARRANT the title to said premises;

THIRD, that, in compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed by its duly authorized officer this day of , Nineteen Hundred and Ninety-five.

DEANCO, INC.

IN PRESENCE OF

by Robert T. Dean, L.S.
Exec. Vice Pres

STATE OF NEW YORK)
) SS:
COUNTY OF TOMPKINS)

On this 12th day of April, 1995, before me, the subscriber, personally appeared Robert T. Dean, to me personally known, who, being by me duly sworn, did depose and say that he is the Vice-President of DEANCO, INC., the corporation described in and which executed the within instrument; and that he signed his name thereto by order of the Board of Directors of said corporation.

Notary Public

RECEIVED
\$...
REAL ESTATE
APR 12 1995
TRANSFER TAX
TOMPKINS
COUNTY

PHILIP S. WINN
Notary Public, State of New York
No. 4512021
Qualified in Tompkins County
Commission Expires December 31, 1995

Recorded on the 12th Day
of April 1995 at 4:14
o'clock P.M. in Libor 748
at Page 4 and examined
Aurora R. Valente Clerk



Department of Planning & Sustainability

COMMISSIONER
Katherine Borgella

Section 3, Item f.

DEPUTY COMMISSIONER
M. Megan McDonald

121 E. Court St, Ithaca, N.Y. 14850 | Phone: (607) 274-5560 | tompskinscountyny.gov/planning

October 21, 2024

Mason Molesso, Planner
Town of Lansing
29 Auburn Road
Lansing, NY 14882

Re: Review Pursuant to §239 -l, -m and -n of New York State General Municipal Law

Proposed Action: Use Variance and Site Plan for proposed Verizon Wireless Tower located at 1767 East Shore Drive, Tax Parcel # 37.1-6-9, Community Rec Center Inc, Owner; Jared Lusk (on Behalf of Verizon Wireless), Applicant.

Dear Mr. Molesso:

This letter acknowledges your referral of the proposed action identified above for review by the Tompkins County Department of Planning and Sustainability pursuant to §239 -l, -m and -n of the New York State General Municipal Law.

We have determined the proposed action will have no significant county-wide or inter-community impact.

We look forward to receiving notification on the final action taken by your municipality within 30 days of decision, as required by State law.

Sincerely,

A handwritten signature in black ink, appearing to read "Katherine Borgella".

Katherine Borgella, AICP
Commissioner of Planning and Sustainability

**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: Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless - Reach Run Telecommunications Facility		
Project Location (describe, and attach a general location map): 1767 E Shore Dr. Ithaca, NY 14850, Town of Lansing, Tompkins County (T.A.# 37.1-6-9, 13.36 acres per tax map)		
Brief Description of Proposed Action (include purpose or need): Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless is proposing the construction of a wireless telecommunications facility. The facility will consist of a 145' monopole (with proposed 4' lightning rod) that will support a Verizon Wireless antenna array at 140' AGL; ground based improvements include outdoor equipment cabinets on a 11'x12.5' concrete slab with an ice canopy over it, a cable bridge, a propane generator on a 4x8' concrete slab, and a 500 gallon propane tank, all enclosed by a 37'x76', 7' tall chain link fence with a 1' barbed wire top. The compound, generator proposed tower, wireless telecommunications equipment, and meter board are all to be located within a 100'x100' lease area. Access to the site will utilize an existing curb cut and parking lot within a proposed 20' wide access easement off of E. Shore Drive (NYS Route 34) to the proposed tower location.		
Name of Applicant/Sponsor: Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless	Telephone: 585-474-2095	E-Mail: katie.jaeckel@verizonwireless.com
Address: 1275 John Street, Suite 100		
City/PO: West Henrietta	State: NY	Zip Code: 14586
Project Contact (if not same as sponsor; give name and title/role): Nixon Peabody, LLC - Jared Lusk	Telephone: 585-263-1140	E-Mail: jlusk@nixonpeabody.com
Address: 1300 Clinton Square		
City/PO: Rochester	State: NY	Zip Code: 14604
Property Owner (if not same as sponsor): Community Rec Center, Inc.	Telephone:	E-Mail:
Address: 1767 East Shore Dr.		
City/PO: Ithaca	State: NY	Zip Code: 14850

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 type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Planning Board - Site Plan Approval, Building Permit approval	May 2024
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Zoning Board of Appeals - Use Variance	May 2024
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <i>2018 Town of Lansing Comprehensive Plan -Proposed Future Land Use Map - labels site as Recreation</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	

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?
R-2 (Residential - Moderate Density)

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? Lansing School District

b. What police or other public protection forces serve the project site?
NYS Police, Tompkins County Sheriff Department

c. Which fire protection and emergency medical services serve the project site?
Lansing Fire Station 5, Tompkins County Fire and Rescue

d. What parks serve the project site?
Emile Jonas Falls Nature Trail, Edwards Lake Cliffs

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)? Wireless Telecommunications Facility

b. a. Total acreage of the site of the proposed action? _____ 13.36 acres
b. Total acreage to be physically disturbed? _____ .19 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .42 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

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

iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ 3 months

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

f. Does the project include new residential uses?

If Yes, show numbers of units proposed.

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

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

If Yes,

- i. Total number of structures 1
- ii. Dimensions (in feet) of largest proposed structure: 145' height; _____ width; and _____ length
- iii. Approximate extent of building space to be heated or cooled: _____ N/A square feet

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

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____
- iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
- v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

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

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
- iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____
- v. What is the total area to be dredged or excavated? _____ acres
- vi. What is the maximum area to be worked at any one time? _____ acres
- vii. What would be the maximum depth of excavation or dredging? _____ feet
- viii. Will the excavation require blasting? Yes No
- ix. Summarize site reclamation goals and plan: _____

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

If Yes:

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

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

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

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:
• acres of aquatic vegetation proposed to be removed: _____
• expected acreage of aquatic vegetation remaining after project completion: _____
• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
• proposed method of plant removal: _____
• if chemical/herbicide treatment will be used, specify product(s): _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- If Yes:
- i. How much impervious surface will the project create in relation to total size of project parcel?
- _____ Square feet or _____ acres (impervious surface)
- _____ Square feet or _____ acres (parcel size)
- ii. Describe types of new point sources. _____

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
- _____
- If to surface waters, identify receiving water bodies or wetlands: _____
 - Will stormwater runoff flow to adjacent properties? Yes No

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

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

- If Yes, identify:
- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- Construction equipment
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- N/A
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
- Standby Propane Generator

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

- If Yes:
- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

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

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

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: _____
 70,000 kwh

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

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:		ii. During Operations:	
• Monday - Friday:	7am - 6pm	• Monday - Friday:	24 Hours
• Saturday:	7am - 6pm	• Saturday:	24 Hours
• Sunday:	N/A	• Sunday:	24 Hours
• Holidays:	N/A	• Holidays:	24 Hours

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

If yes:

i. Provide details including sources, time of day and duration:

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

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

If yes:

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

 (1) 25W flood light mounted on H-frame activated with spring wound timer, 8' +/- above grade

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: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility?

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): Recreation; Vacant

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	5.35	5.45	.10
• Forested	4.21	4.21	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.64	3.54	-.10
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	.16	.16	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: indoor ice skating rink; archery

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:
 Site No.: 7-600156, Petroleum Bulk Storage; Underground Tank; Site Closed-Removed

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?

- 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' 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:	HsB-Hudson silty clay loam	16 %
	OaA-Ovid silt loam	69 %
	IcA-Illion silty clay loam	14 %

d. What is the average depth to the water table on the project site? Average: _____ 0-2 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: 17 % of site
 Poorly Drained: 83 % 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 Freshwater Pond PUBHh Approximate Size 0.73
- 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:
small mammals _____ birds _____

n. Does the project site contain a designated significant natural community? Yes No
If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? 2.2 +/- acres

ii. Source(s) of soil rating(s): 2024 NEW YORK AGRICULTURAL LAND CLASSIFICATION - TOMPKINS - JANUARY 1, 2024

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

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

ii. Name: _____

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

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Cayuga Lake Scenic Byway (NYS Route 34)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Scenic Byway

iii. Distance between project and resource: _____ 0.01 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? Yes No

F. Additional Information

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

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

G. Verification

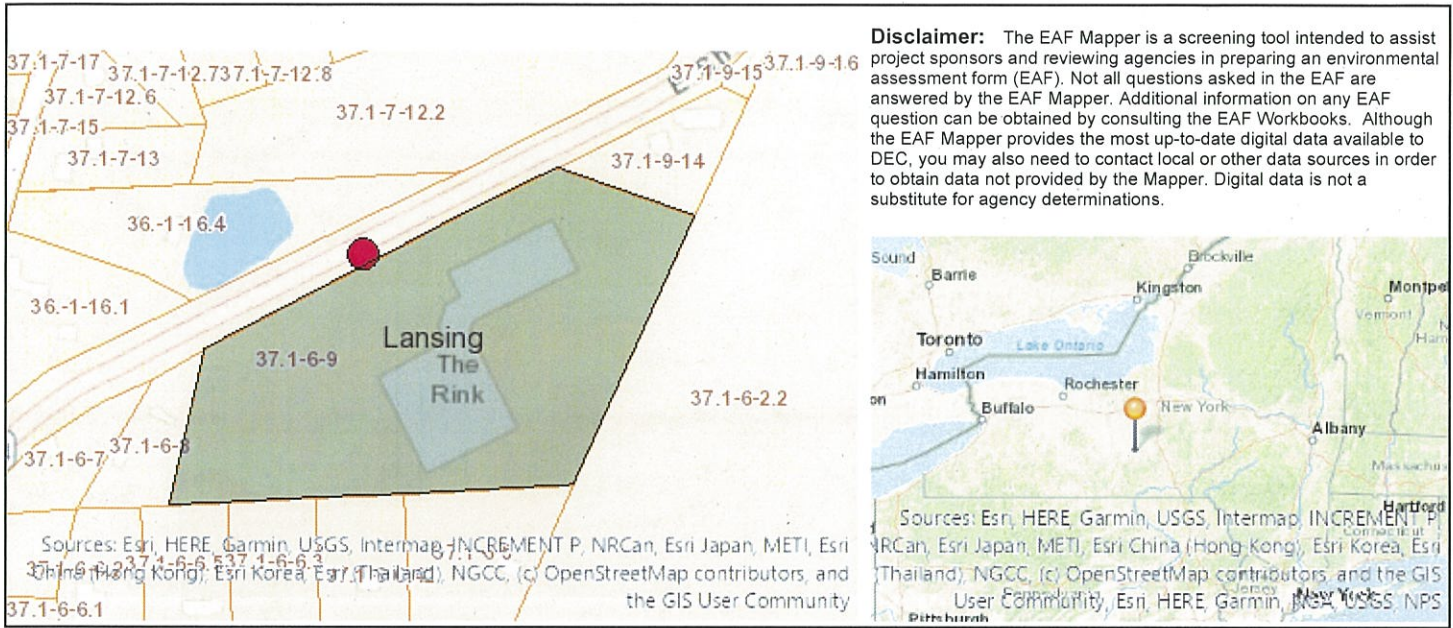
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Bell Atlantic Mobile Systems, LLC d/b/a Verizon Date April 7, 2024

Signature  Title Project Engineer-Costich Engineering, DPC

EAF Mapper Summary Report

Thursday, April 4, 2024 3:02 PM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No	<i>Section 3, Item f.</i>
E.3.a. [Agricultural District]	No	
E.3.c. [National Natural Landmark]	No	
E.3.d [Critical Environmental Area]	No	
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.	
E.3.f. [Archeological Sites]	No	
E.3.i. [Designated River Corridor]	No	



Nixon Peabody LLP
1300 Clinton Square
Rochester, NY 14604-1792

Jared C. Lusk
Partner

Section 3, Item f.

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

T / 585.263.1140
F / 866.402.1491
jlusk@nixonpeabody.com

December 16, 2024

VIA EMAIL AND HAND DELIVERY

Zoning Board of Appeals and Planning Board
Town of Lansing
29 Auburn Road
Ithaca, NY 14882
Attn: John Zepko, Director of Planning and Code Enforcement
jzepko@lansingtown.com

RE: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon "Reach Run") site)

Dear Mr. Zepko and Members of the Zoning Board of Appeals and Planning Board:

By application dated September 25, 2024, Bell Atlantic Mobile Systems LLC d/b/a Verizon ("Verizon") submitted the above-referenced Application (the "Application") to the Town of Lansing Zoning Board of Appeals and Planning Board (the "Town") for the above-referenced project.

Thereafter, at the Town Planning Board meeting on November 18, 2024, the Planning Board had comments and requested additional information (the "Planning Board Comments"). The Planning Board Comments are reproduced below in bold italicized type, with Verizon's response in regular type:

- 1. The Planning Board confirmed that the previously approved Crown Tower was approved in 2017 at 95' AGL. The Town Planner indicated he would send us details of the approval.***

Mr. Molesso provided this information via email on November 20, 2024.

- 2. They said the Crown site was located on a small lot and they doubt very much we could fit a 145' tower there. Please confirm whether or not a 95' tower on that parcel would work (since it's apparently a higher elevation).***

Since our last meeting, the Project RF design engineer, Wasif Sharif, has determined that a 145' tower at the prior Crown location will not provide adequate RF coverage to the Reach Run cell (and, a 145' tower would not meet the required 185' tower setback on the former Crown site).

- 3. Complete a balloon fly. They balloon fly must get photos from the following locations: East Shore Dr. coming up from Ithaca, Triphammer Road, Top of Teeter, East Shore Circle, Hill Crest Road and Rte. 34 heading south.***

Verizon has been working with Town Staff and its engineering group to schedule a balloon fly and coordinate the necessary logistics (see below).

- 4. Please install a 4' x 8' sign on the property announcing the date of the balloon fly. We will need to coordinate that with a sign company and obtain desired wording of the sign from the Town.***

As stated above, we are working with Mr. Molesso regarding the wording of the sign. Verizon will arrange for erection of a sign containing language suggested/ approved by the Planning Board.

- 5. They want to know whether a 130' tower will work. If not, why?***

As outlined on page 30 of the RF report submitted as Exhibit F to the Application, a 130' tower will not provide reliable wireless telecommunications service to the Reach Run cell.

- 6. Will a co-location on the tower's water tower site located at the West end of Bone Plain Road/Schofield Road work? If not, why?***

No. The water tower is located 2.8 miles away – too far to deliver reliable service to the coverage area.

- 7. They want the appropriate fall zone added to the plan (whatever the tower height ends up being, plus 40').***

Enclosed as Exhibit S are revised project plans (the "**Revised Plans**") that include the engineered fall zone.

- 8. Are we on the existing tower located at Searles Road/Conlon Road?***

Verizon is already co-located on this tower. It is the Lansing North site depicted on Exhibit F.

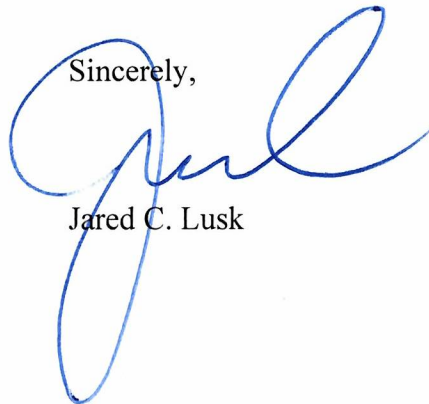
9. ***Incorporate significant landscaping around the compound to mitigate the visibility of same as from East Shore Drive.***

See Sheet LA100 of the Revised Plans; Verizon has reconfigured the tower compound to maintain the required drainage and to add evergreen trees along the compound/driveway.

Please do not hesitate to contact me if you have any questions or if you require any additional information.

Thank you.

Sincerely,



Jared C. Lusk

JCL/mkv
Enclosures
cc: Brett Morgan

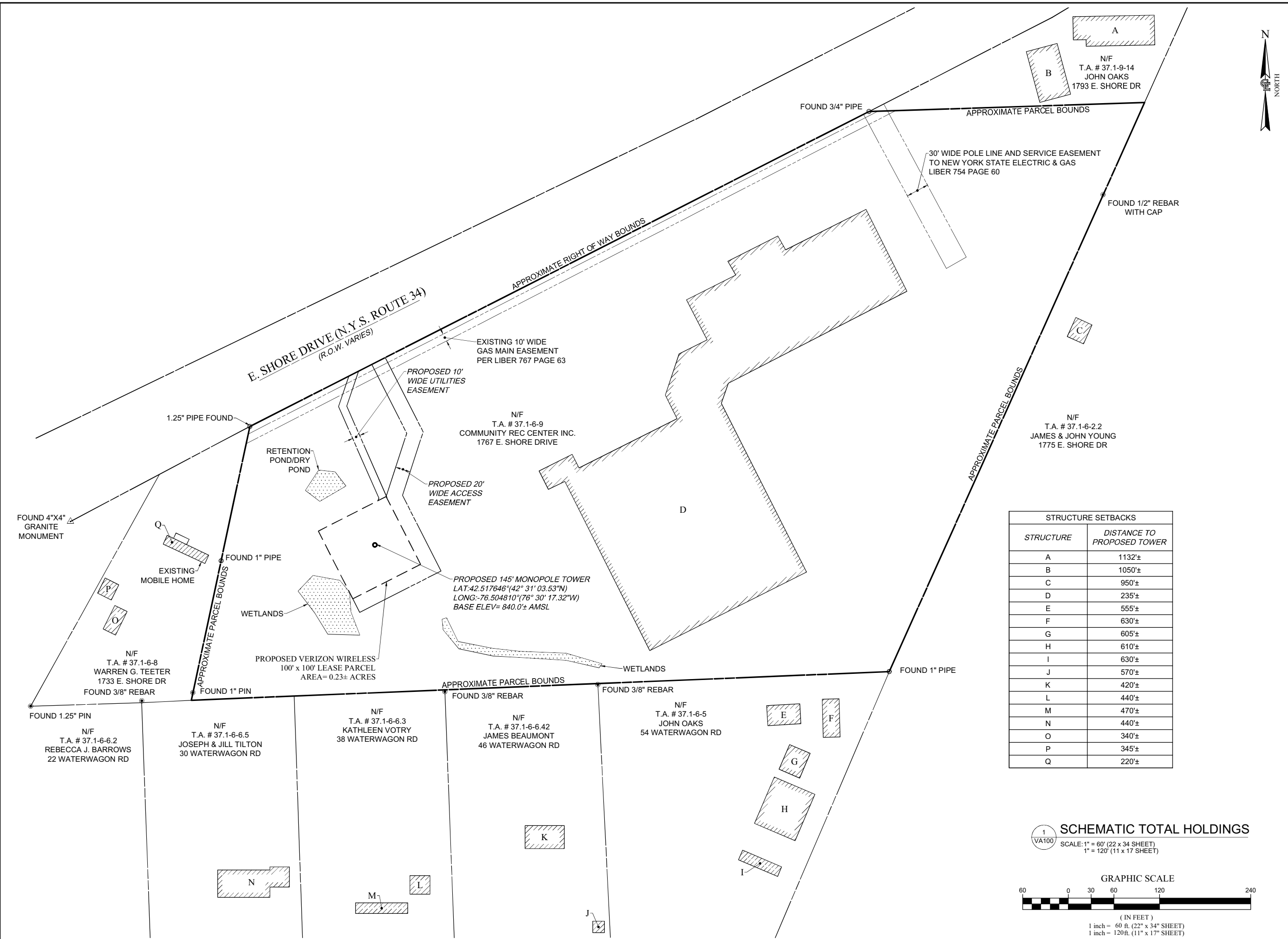
EXHIBIT S



1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-9022



NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
1	04/17/2024	AJK ADDED 1A CERTIFICATION AND RFDS
2	04/24/2024	AJK ISSUED FINAL
3	12/10/2024	TKW ADDED LANDSCAPING

STRUCTURE	DISTANCE TO PROPOSED TOWER
A	1132±
B	1050±
C	950±
D	235±
E	555±
F	630±
G	605±
H	610±
I	630±
J	570±
K	420±
L	440±
M	470±
N	440±
O	340±
P	345±
Q	220±

PROJECT MANAGER
D.A.W.

DRAWN BY
T.K.W.

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COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 500007341

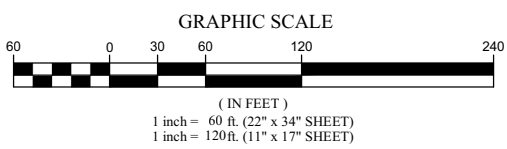
TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
SCHEMATIC TOTAL HOLDINGS

C.E. JOB NUMBER
7969

SHEET NUMBER
VA100

1
VA100
SCALE: 1" = 60' (22 x 34 SHEET)
1" = 120' (11 x 17 SHEET)





1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-9020

NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
1	04/17/2024	AJK ADDED 1A CERTIFICATION AND RFDs
2	04/24/2024	AJK ISSUED FINAL
3	12/10/2024	TKW ADDED LANDSCAPING



PROJECT MANAGER
D.A.W.
DRAWN BY
T.K.W.

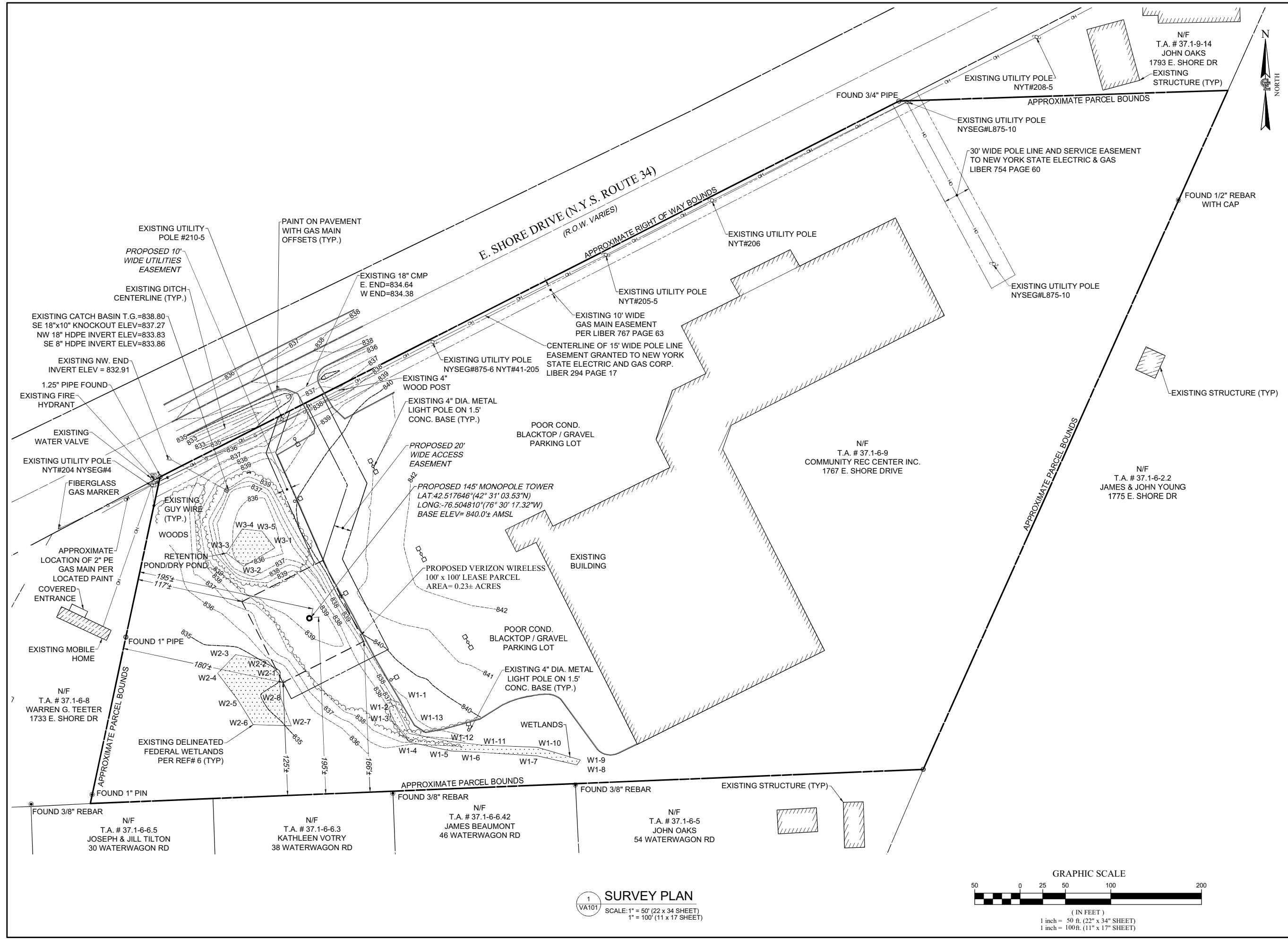
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COSTICH ENGINEERING, D.P.C.
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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

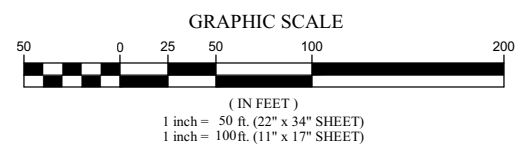
TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
SURVEY PLAN

C.E. JOB NUMBER
7969
SHEET NUMBER
VA101

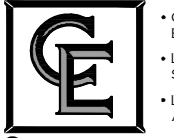


1 SURVEY PLAN
SCALE: 1" = 50' (22 x 34 SHEET)
1" = 100' (11 x 17 SHEET)





1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-9022

TITLE REVIEW

PER STEWART TITLE INSURANCE COMPANY TITLE NO. 71269805, HAVING AN EFFECTIVE DATE OF OCTOBER 12, 2023, SURVEY PERTINENT DETERMINATIONS ARE:

- 16. APPROPRIATION BY THE PEOPLE OF THE STATE OF NEW YORK DATED FEBRUARY 18, 1963 AND RECORDED FEBRUARY 18, 1963 IN LIBER 443 OF DEEDS, PAGE 802. APPROPRIATION IS A FEE PARCEL ALONG AND ADJACENT TO EAST SHORE DRIVE - N.Y. S. ROUTE 34 AND IS APPROXIMATELY 20 FEET WIDE AND FALLS WITHIN THE EXISTING RIGHT-OF-WAY LINE OF EAST SHORE DRIVE - N.Y.S. ROUTE 34.
17. EASEMENT GRANTED BY STEVE SEBASTIAN (JR.) AND HAZEL SEBASTIAN TO NEW YORK STATE ELECTRIC AND GAS CORPORATION, DATED OCTOBER 1, 1946 AND RECORDED NOVEMBER 2, 1946 IN LIBER 294 OF DEEDS, PAGE 17. PARCEL SUBJECT A 15' WIDE POLE LINE EASEMENT PARALLEL AND ADJACENT TO EAST SHORE DRIVE - N.Y. S. ROUTE 34. THE PROPOSED ACCESS AND UTILITIES EASEMENT WILL CROSS SAID POLE LINE EASEMENT.
18. EASEMENT GRANTED BY COMMUNITY RECREATIONAL CENTER INC. BY ANDREW SCARABBA CHAIRMAN TO NEW YORK STATE ELECTRIC & GAS CORPORATION, DATED JUNE 29, 1995 AND RECORDED JULY 21, 1995 IN LIBER 754 OF DEEDS, PAGE 60. PARCEL IS SUBJECT TO A 30' WIDE POLE LINE AND SERVICE EASEMENT COMMENCING AT NYSEG POLE # 10. UNABLE TO PLOT SAID EASEMENT UNTIL NYSEG POLE 10 IS LOCATED IN THE FIELD.
19. EASEMENT GRANTED BY COMMUNITY RECREATIONAL CENTER INC. TO NEW YORK STATE ELECTRIC AND GAS CORPORATION, DATED OCTOBER 10, 1995 AND RECORDED DECEMBER 26, 1995 IN LIBER 764 OF DEEDS, PAGE 63. PARCEL SUBJECT A 10' GAS MAIN EASEMENT WHOSE CENTERLINE IS 55 FEET SOUTHERLY PARALLEL WITH EAST SHORE DRIVE - N.Y. S. ROUTE 34. THE PROPOSED ACCESS AND UTILITIES EASEMENT WILL CROSS SAID GAS MAIN EASEMENT.

LEASE PARCEL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "REACH RUN - SURVEY PLAN", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 7969, SHEET NUMBER VA101 AND A LAST REVISION DATE OF 04/03/2024, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE ASSUMED SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34 (R.O.W. VARIES), SAID POINT BEING ON THE ASSUMED COMMON LINE OF LANDS NOW OR FORMERLY OWNED BY COMMUNITY RECREATIONAL CENTER, INC. (T.A. # 37.1-6-9) TO THE EAST AND LANDS NOW OR FORMERLY OWNED BY WARREN G. TEETER (T.A. # 37.1-6-8) TO THE WEST; THENCE

- A. S33°15'32"E, ALONG A TIE LINE THROUGH LANDS NOW OR FORMERLY OWNED BY COMMUNITY RECREATIONAL CENTER, INC. (T.A. # 37.1-6-9), A DISTANCE OF 164.45 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE
1. N63°02'37"E, A DISTANCE OF 100.00 FEET TO A POINT; THENCE
2. S26°57'23"E, A DISTANCE OF 100.00 FEET TO A POINT; THENCE
3. S63°02'37"W, A DISTANCE OF 100.00 FEET TO A POINT; THENCE
4. N26°57'23"W, A DISTANCE OF 100.00 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 0.230 ACRES OF LAND, MORE OR LESS.

UTILITIES EASEMENT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "REACH RUN - SURVEY PLAN", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 7969, SHEET NUMBER VA101 AND A LAST REVISION DATE OF 04/03/2024, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE ASSUMED SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34 (R.O.W. VARIES), SAID POINT BEING ON THE ASSUMED COMMON LINE OF LANDS NOW OR FORMERLY OWNED BY COMMUNITY RECREATIONAL CENTER, INC. (T.A. # 37.1-6-9) TO THE EAST AND LANDS NOW OR FORMERLY OWNED BY WARREN G. TEETER (T.A. # 37.1-6-8) TO THE WEST; THENCE

- A. N63°02'37"E, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34, A DISTANCE OF 146.28 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE
1. N63°02'37"E, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34, A DISTANCE OF 14.31 FEET TO A POINT; THENCE
2. S18°43'36"W, A DISTANCE OF 48.63 FEET TO A POINT; THENCE
3. S23°46'50"E, A DISTANCE OF 131.43 FEET TO A POINT; THENCE
4. S18°02'37"W, A DISTANCE OF 0.65 FEET TO A POINT ALONG THE PROPOSED VERIZON WIRELESS LEASE PARCEL; THENCE
5. N26°57'23"W, ALONG SAID PROPOSED VERIZON WIRELESS LEASE PARCEL, A DISTANCE OF 2.21 FEET TO A THE NORTHEASTERLY CORNER OF SAID PROPOSED VERIZON WIRELESS LEASE PARCEL; THENCE
6. S63°02'37"W, ALONG SAID PROPOSED VERIZON WIRELESS LEASE PARCEL, A DISTANCE OF 11.93 FEET TO A POINT; THENCE
7. N18°02'37"E, A DISTANCE OF 3.71 FEET TO A POINT; THENCE
8. N23°46'50"W, A DISTANCE OF 131.50 FEET TO A POINT; THENCE
9. N18°43'36"E, A DISTANCE OF 42.28 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 0.041 ACRES OF LAND, MORE OR LESS.

ACCESS EASEMENT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "REACH RUN - SURVEY PLAN", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 7969, SHEET NUMBER VA101 AND A LAST REVISION DATE OF 04/03/2024, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE ASSUMED SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34 (R.O.W. VARIES), SAID POINT BEING ON THE ASSUMED COMMON LINE OF LANDS NOW OR FORMERLY OWNED BY COMMUNITY RECREATIONAL CENTER, INC. (T.A. # 37.1-6-9) TO THE EAST AND LANDS NOW OR FORMERLY OWNED BY WARREN G. TEETER (T.A. # 37.1-6-8) TO THE WEST; THENCE

- A. N63°02'37"E, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34, A DISTANCE OF 180.03 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE
1. N63°02'37"E, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34, A DISTANCE OF 20.00 FEET TO A POINT; THENCE
2. S26°57'23"E, A DISTANCE OF 109.76 FEET TO A POINT; THENCE
3. S18°02'37"W, A DISTANCE OF 87.65 FEET TO A POINT; THENCE
4. S26°57'23"E, A DISTANCE OF 111.72 FEET TO A POINT; THENCE
5. S63°02'37"W, A DISTANCE OF 120.00 FEET TO A POINT; THENCE
6. N26°57'23"W, A DISTANCE OF 20.00 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF THE PROPOSED VERIZON WIRELESS LEASE PARCEL; THENCE
7. N63°02'37"E, ALONG THE SOUTHERLY LINE OF SAID PROPOSED VERIZON WIRELESS LEASE PARCEL, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LEASE PARCEL; THENCE
8. N26°57'23"W, ALONG THE EASTERLY LINE OF SAID PROPOSED VERIZON WIRELESS LEASE PARCEL, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LEASE PARCEL; THENCE
9. N18°02'37"E, A DISTANCE OF 87.65 FEET TO A POINT; THENCE
10. N26°57'23"W, A DISTANCE OF 101.48 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 0.188 ACRES OF LAND, MORE OR LESS.

SURVEY NOTES

- 1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 3/13/2024 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYS DOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT:
CORTLAND CORS STATION
-LATITUDE: 42-35-03.70726 (N) NAD 83 (CORS)
-LONGITUDE: 076-12-40.79269 (W)
-ELLIP HEIGHT: 330.887 METERS NAVD 88 (CORS)
2. BOUNDARY SURVEY HAS NOT BEEN PERFORMED BY COSTICH ENGINEERING. BOUNDARY SHOWN HEREON IS APPROXIMATE AND DETERMINED BY LIMITED FIELD LOCATION OF BOUNDARY EVIDENCE, REVIEW OF TITLE COMMITMENT, IF PROVIDED, AND OVERLAY OF COUNTY TAX MAPS AND/OR COUNTY GIS MAPPING.
3. STEWART TITLE INSURANCE COMPANY TITLE NO. 71269805, HAVING AN EFFECTIVE DATE OF OCTOBER 12, 2023
4. PER THE NYSDEC FRESHWATER WETLANDS MAP, THERE ARE NO STATE WETLANDS IN PROJECT AREA.
5. PER THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO FEDERAL WETLANDS IN THE PROJECT AREA.
6. PER A WETLAND AND WATERBODIES DELINEATION REPORT PREPARED BY EARTH DIMENSIONS, INC., EDI PROJECT CODE: W20C24, DATED APRIL 4, 2024. THERE ARE WETLANDS JUST WEST OF THE PROJECT AREA.
7. PER THE ERSI/FEMA PROJECT IMPACT HAZARD INFORMATION AND AWARENESS SITE MAP THERE IS NO 100 YR. FLOOD PLAIN IN THE PROJECT AREA.
8. SURVEY MAP PREPARED BY T.G. MILLER P.C. ENGINEERS AND SURVEYORS, JOB NO. S01631, DATED SEPTEMBER 13, 2001.
8. TOPOGRAPHIC MAP PREPARED BY T.G. MILLER P.C. ENGINEERS AND SURVEYORS, JOB NO. S19300, DATED APRIL 28, 2021.
9. 1A CERTIFICATION PREPARED BY COSTICH ENGINEERING D.P.C., PROJECT NO. 7969, SITE NAME: REACH RUN, DATED APRIL 15, 2024.

Table with 3 columns: NO., DATE, COMMENTS. Contains revision history for the drawing.

Professional Engineer seal for Michel O. Ritchie, State of New York, License No. 09619A. Includes Project Manager (D.A.W.) and Drafter (T.K.W.) information.

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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
SURVEY NOTES AND DESCRIPTIONS

C.E. JOB NUMBER: 7969
SHEET NUMBER: VA110
98



1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-9020

NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
1	04/17/2024	AJK ADDED 1A CERTIFICATION AND RFDS
2	04/24/2024	AJK ISSUED FINAL
3	12/10/2024	TKW ADDED LANDSCAPING

PROJECT MANAGER
D.A.W.

DRAWN BY
T.K.W.

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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
OVERALL SITE PLAN

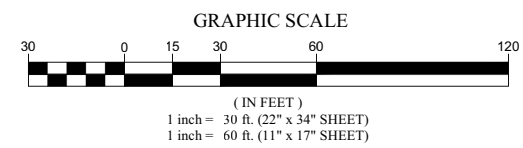
C.E. JOB NUMBER
7969

SHEET NUMBER
CA100



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

OVERALL SITE PLAN
SCALE: 1" = 30' (22 x 34 SHEET)
1" = 60' (11 x 17 SHEET)

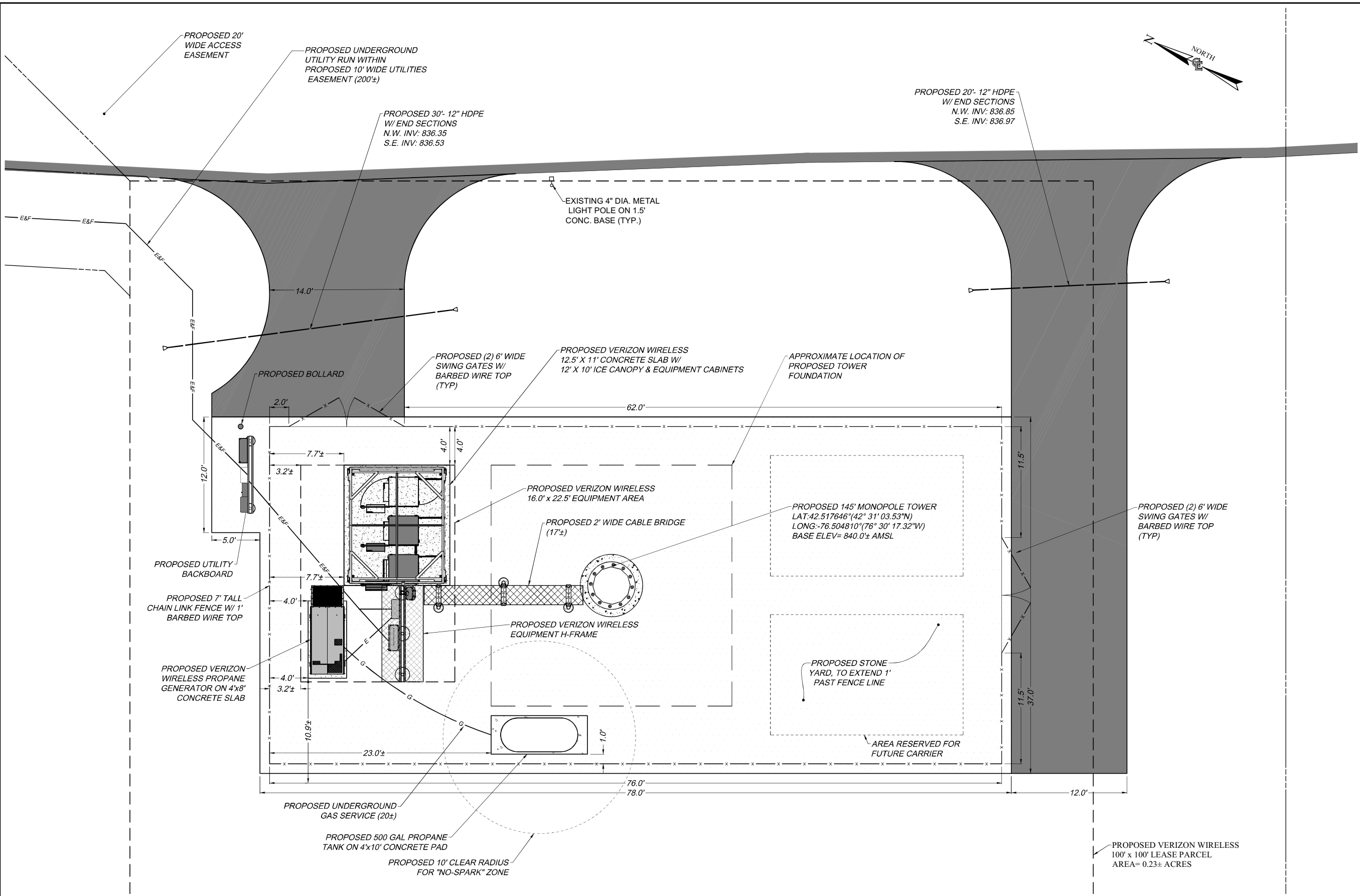




1275 JOHN STREET, SUITE #100
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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
COMPOUND PLAN

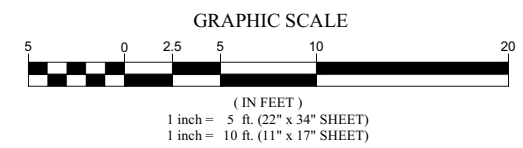
C.E. JOB NUMBER
7969

SHEET NUMBER
CA110

100

EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPL TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

1 COMPOUND PLAN
SCALE: 1" = 5' (22 x 34 SHEET)
1" = 10' (11 x 17 SHEET)





1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
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PROJECT MANAGER
D.A.W.
DRAWN BY
T.K.W.

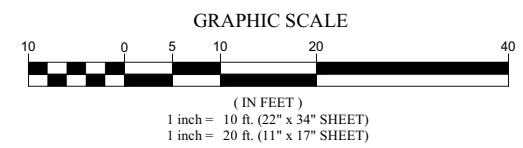
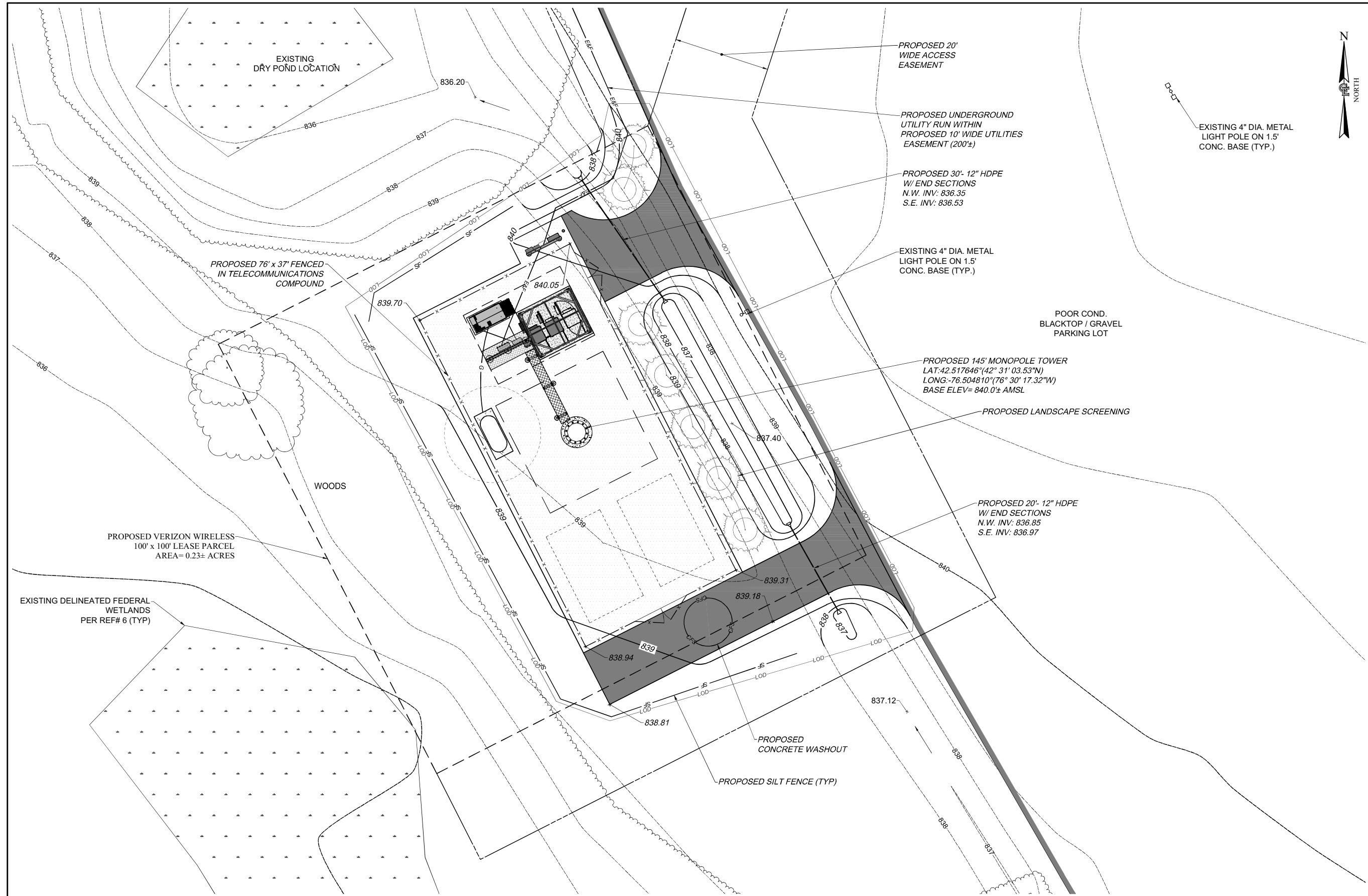
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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
GRADING & EROSION CONTROL PLAN

C.E. JOB NUMBER SHEET NUMBER
7969 CA120
101

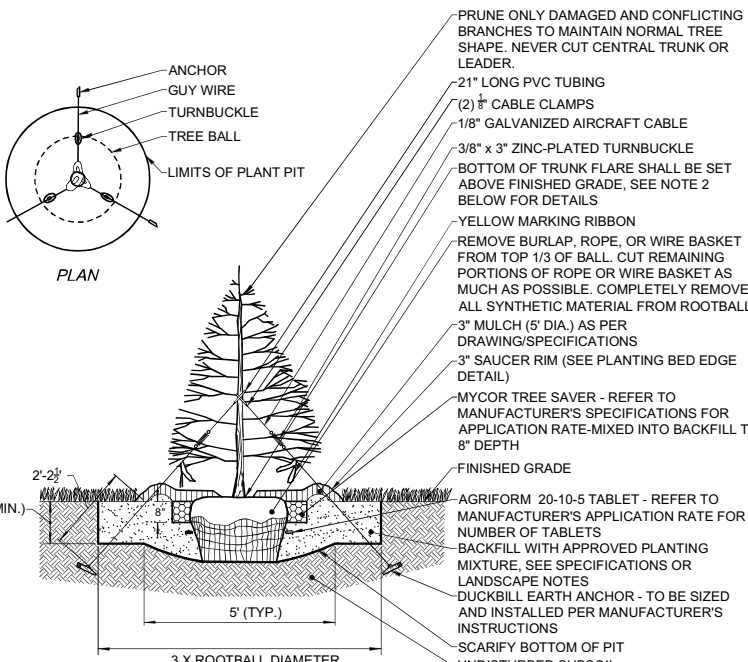


EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPL TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

1 GRADING & EROSION CONTROL PLAN
SCALE: 1" = 10' (22 x 34 SHEET)
1" = 20' (11 x 17 SHEET)

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL SECURE CURRENT PLANS AND SPECIFICATIONS FOR PROPER CONSTRUCTION METHODS AND MATERIAL OF ALL LANDSCAPING PRIOR TO COMMENCING WORK.
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1 (LATEST EDITION).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
- THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANT MATERIAL AND SHRUB-BEDS. CONTACT OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL. LOCATIONS SHOWN ON THE PLANS CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO A MINIMUM OF 5' FROM BALL TO UTILITIES.
- SHOULD LOCATION OF TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREES TO A MINIMUM OF 20' FROM WIRES.
- ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE 6" APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 6", UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY) BE FINE GRADED, SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF PROVISIONAL ACCEPTANCE.
- ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF BLACK SHREDDED HARDWOOD MULCH.
- ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
- NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S PROJECT LANDSCAPE ARCHITECT.
- ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND NEWLY ESTABLISHED LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 6", UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY) BE FINE GRADES, SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.



- NOTES:**
- MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
 - THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
 - FOR SANDY OR LOAMY SOILS: 1"
 - FOR CLAY OR POORLY DRAINED SOILS: 3"
 - THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE

1 EVERGREEN TREE PLANTING DETAIL
SCALE: NTS

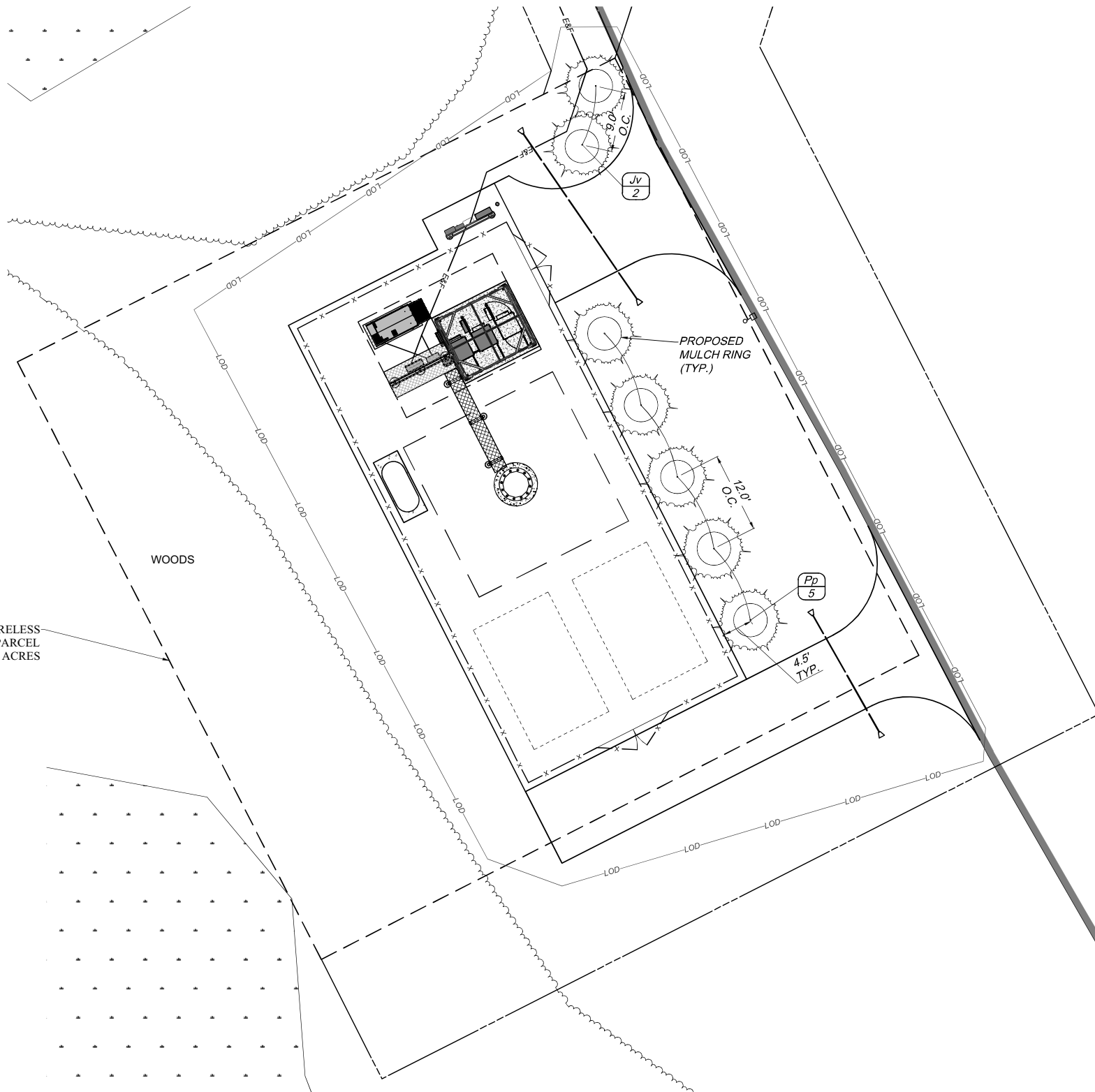


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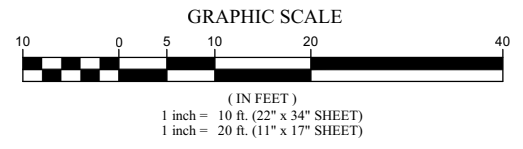
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE
EVERGREEN TREES						
2	Jv	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6' -7'	BB	HT. 40'-50', SP. 10'-20'
5	Pp	PICEA PUNGENS	BABY BLUE EYES SPRUCE	6' -7'	BB	HT. 15-30', SP. 15'

ABBREVIATIONS:
BB=BAILED & BURLAPPED
BR=BARE ROOT
HT.=HEIGHT
NO.=GALLON SIZE

NOTES:
- CALIPER TO BE MEASURED 6" ABOVE GRADE
- PLANT SYMBOLS REPRESENT 2/3 MATURE SIZE



1 COMPOUND LANDSCAPE PLAN
SCALE: 1" = 10' (22 x 34 SHEET)
1" = 20' (11 x 17 SHEET)



Section 3, Item f.



1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-9020

NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
1	04/17/2024	AJK ADDED 1A CERTIFICATION AND RFDS
2	04/24/2024	AJK ISSUED FINAL
3	12/10/2024	TKW ADDED LANDSCAPING



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T.K.W.

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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

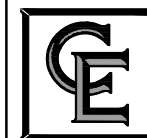
TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

LANDSCAPE PLAN AND DETAILS

C.E. JOB NUMBER: **7969**
SHEET NUMBER: **LA 100**



1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-9022

NO.	DATE	COMMENTS
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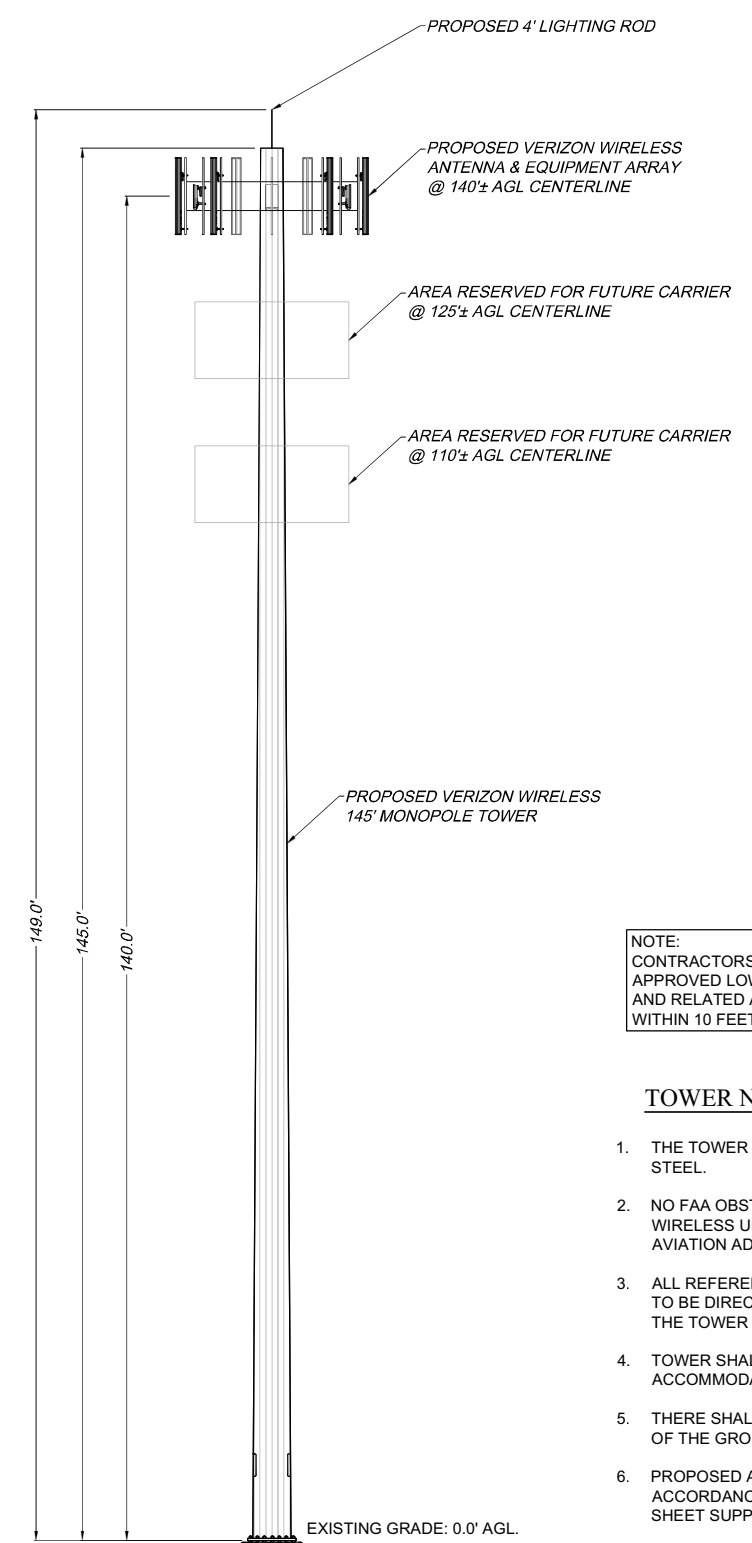
SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
TOWER ELEVATION AND
ANTENNA ORIENTATION
PLAN

C.E. JOB NUMBER
7969

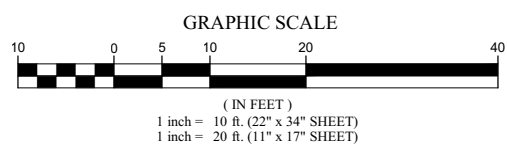
SHEET NUMBER
CA200



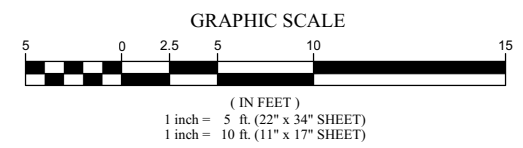
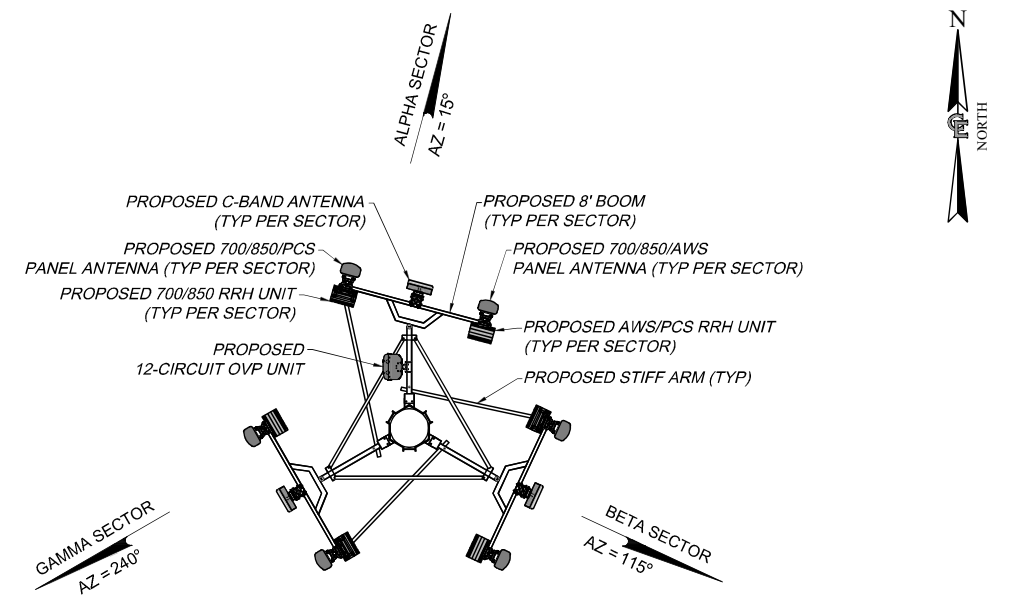
NOTE:
CONTRACTORS MUST UTILIZE VERIZON WIRELESS APPROVED LOW-PIM CABLE SUPPORT FASTENERS AND RELATED ANCILLARY ATTACHMENT HARDWARE WITHIN 10 FEET OF VERIZON WIRELESS ANTENNAS

TOWER NOTES

1. THE TOWER SHALL BE CONSTRUCTED WITH GALVANIZED STEEL.
2. NO FAA OBSTRUCTION LIGHTING IS PROPOSED BY VERIZON WIRELESS UNLESS IT IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION OR THE LOCAL MUNICIPALITY.
3. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE TO BE DIRECTED TO THE DESIGN AND DETAIL DRAWINGS BY THE TOWER SUPPLIER.
4. TOWER SHALL BE DESIGNED/ CONSTRUCTED TO ACCOMMODATE A TOTAL OF THREE WIRELESS CARRIERS.
5. THERE SHALL BE NO PERMANENT CLIMBING PEGS WITHIN 15' OF THE GROUND OF ANY TOWER.
6. PROPOSED ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH THE SITE SPECIFIC RF ANTENNA DESIGN SHEET SUPPLIED BY THE RF SYSTEMS ENGINEER.
7. TOWER SHALL BE DESIGNED AND CONSTRUCTED SUCH THAT IN THE UNLIKELY EVENT OF TOWER FAILURE THE TOWER SHALL COLLAPSE WITHIN A RADIUS OF 1/2 THE OVERALL TOWER HEIGHT.

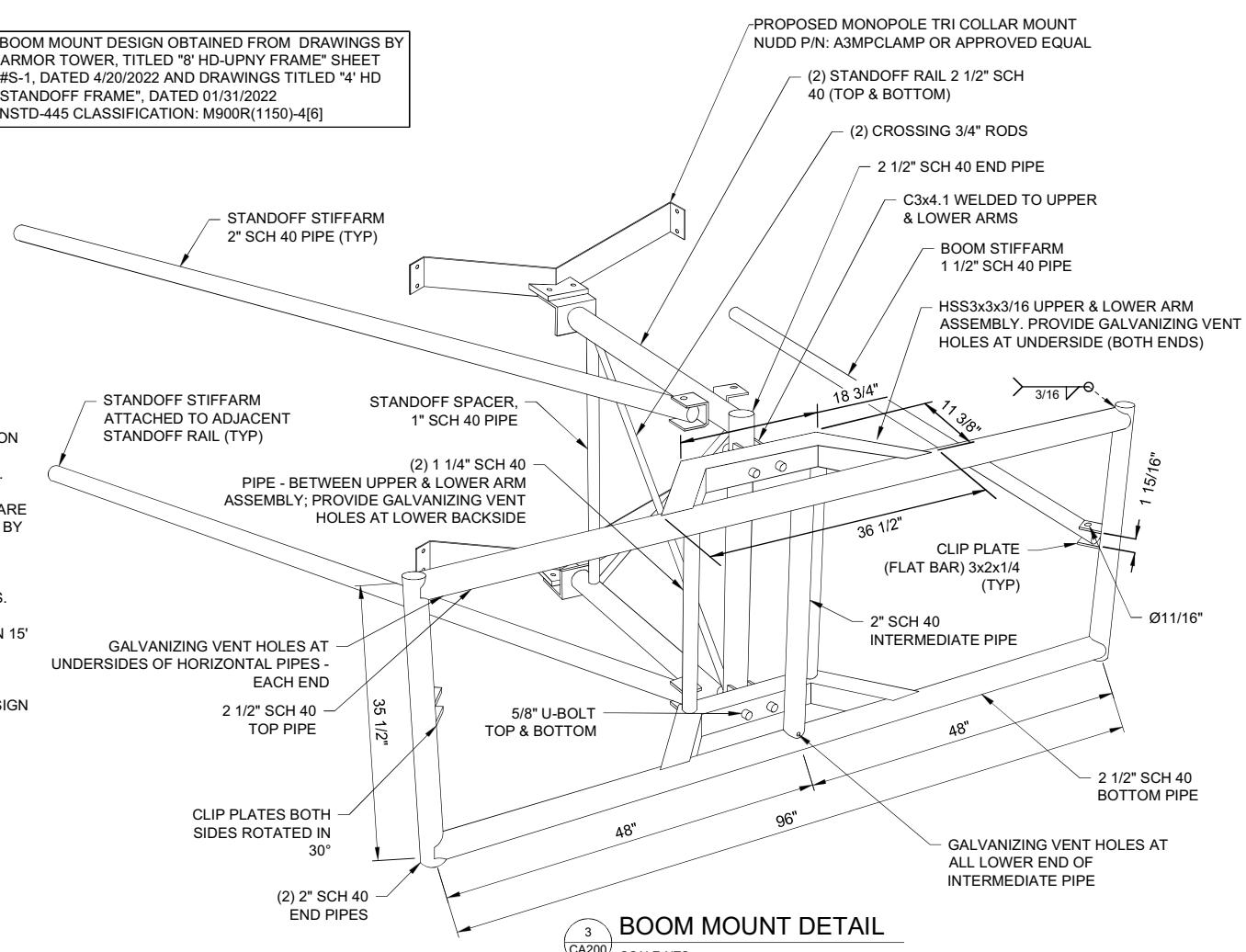


1 TOWER ELEVATION
SCALE: 1" = 10' (22 x 34 SHEET)
1" = 20' (11 x 17 SHEET)



2 ANTENNA ORIENTATION
SCALE: 1" = 5' (22 x 34 SHEET)
1" = 10' (11 x 17 SHEET)

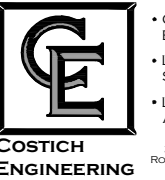
BOOM MOUNT DESIGN OBTAINED FROM DRAWINGS BY ARMOR TOWER, TITLED "8' HD-UPNY FRAME" SHEET #S-1, DATED 4/20/2022 AND DRAWINGS TITLED "4' HD STANDOFF FRAME", DATED 01/31/2022 NSTD-445 CLASSIFICATION: M900R(1150)-4[6]



3 BOOM MOUNT DETAIL
SCALE: NTS

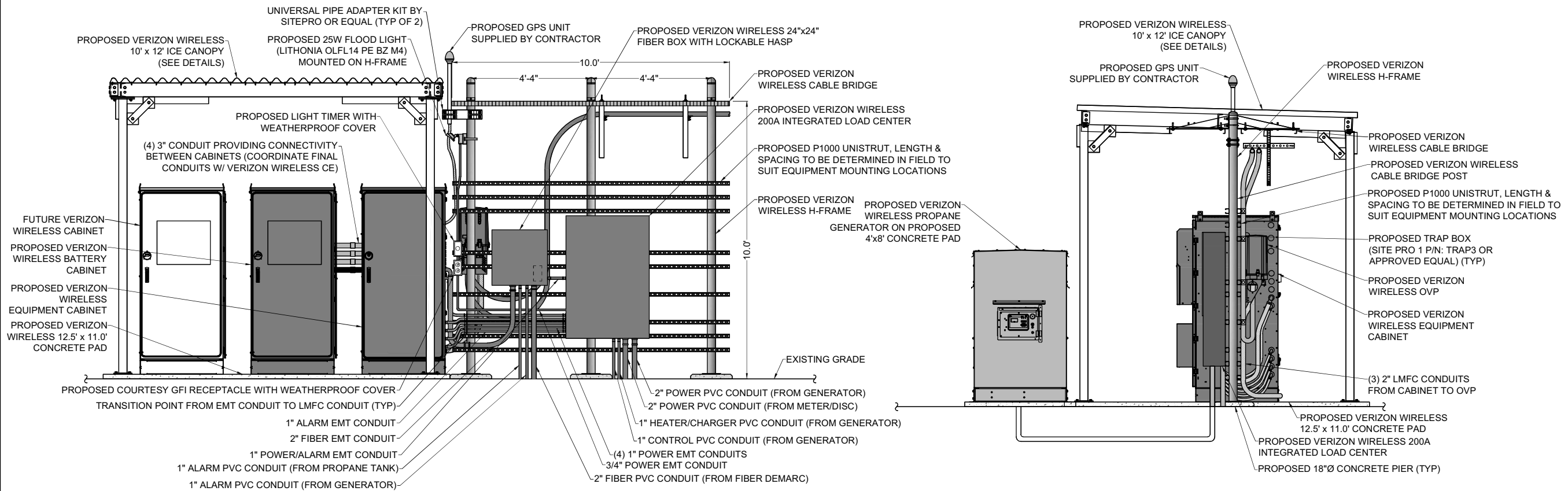


1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

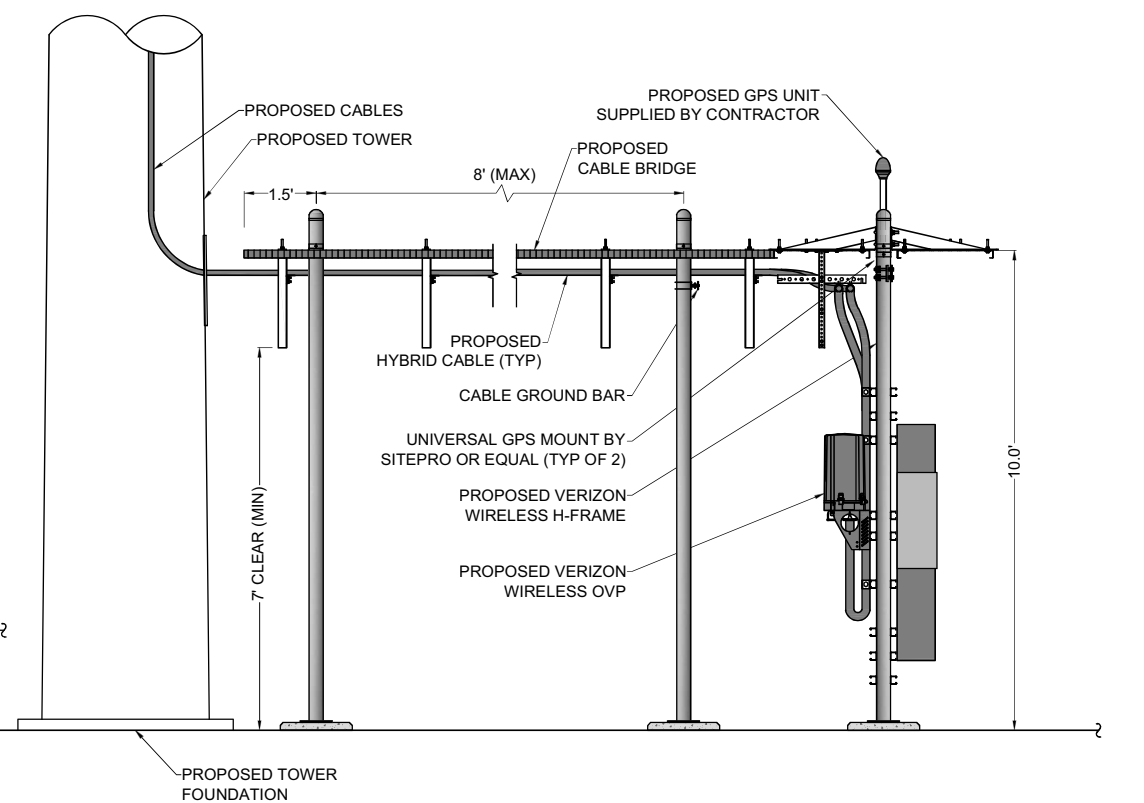
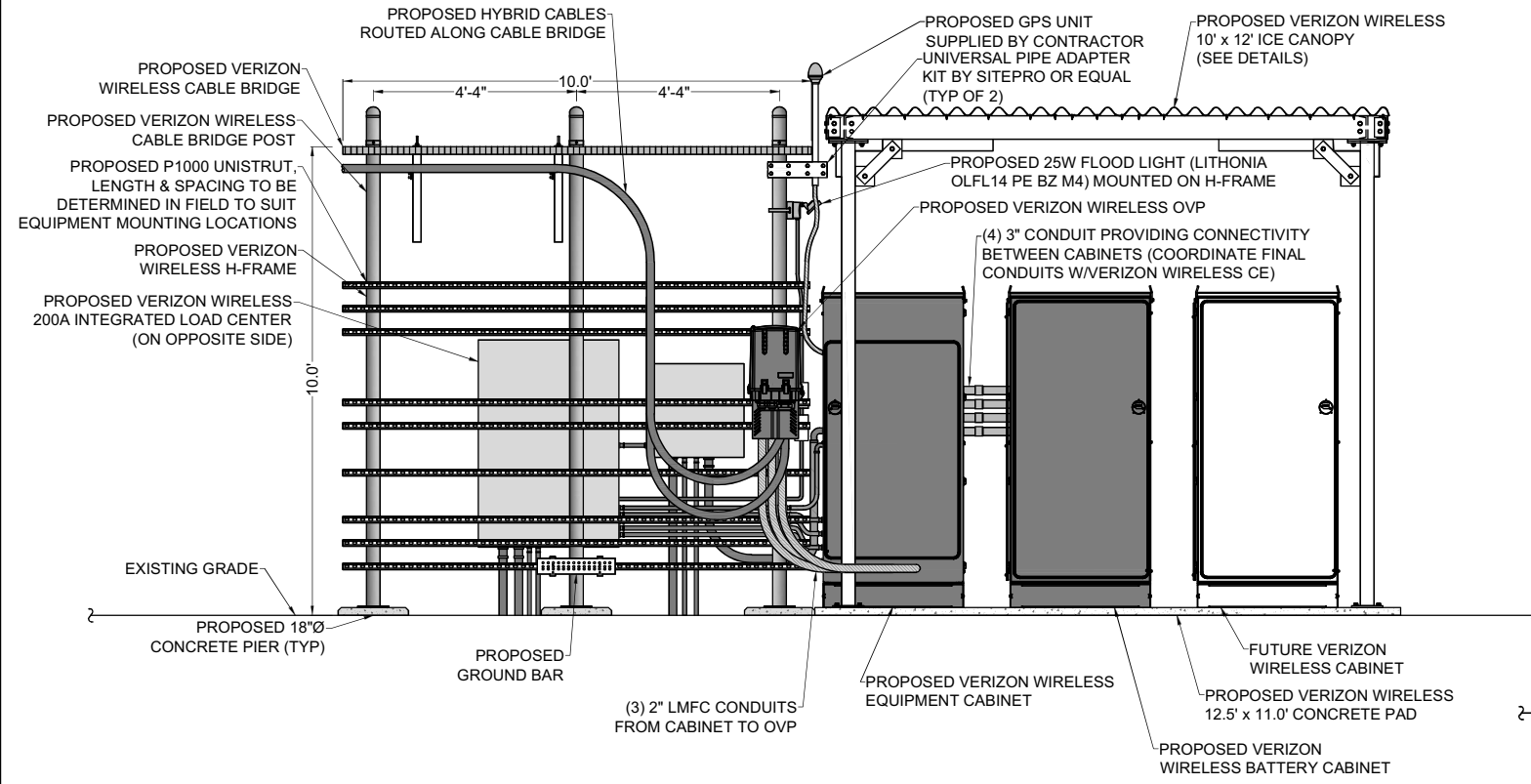


CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-9020

NO.	DATE	COMMENTS
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- NOTES:
- GENERAL CONTRACTOR AND VERIZON WIRELESS SETUP VENDOR TO INSTALL PULL STRINGS IN ALL EQUIPMENT CONDUITS AS APPLICABLE (OVP, ALARM, POWER, FIBER, AND GENERATOR)
 - VERIZON WIRELESS SETUP VENDOR TO ADD PLYWOOD BACKING BOARD INSIDE HOFFMAN BOX.
 - VERIZON WIRELESS SETUP VENDOR TO PROVIDE AND INSTALL CAT6 ETHERNET CABLING FOR ALL ALARM POINTS REQUIRED BY VERIZON WIRELESS STANDARDS.
 - ALL CIVIL SITE WORK (CONDUITS, GROUNDING, CONCRETE) TO BE PERFORMED BY VERIZON WIRELESS GENERAL CONTRACTOR. ALL OTHER WORK TO BE DONE BY OTHERS.



PROJECT MANAGER
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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
EQUIPMENT ELEVATIONS

C.E. JOB NUMBER
7969

SHEET NUMBER
CA500

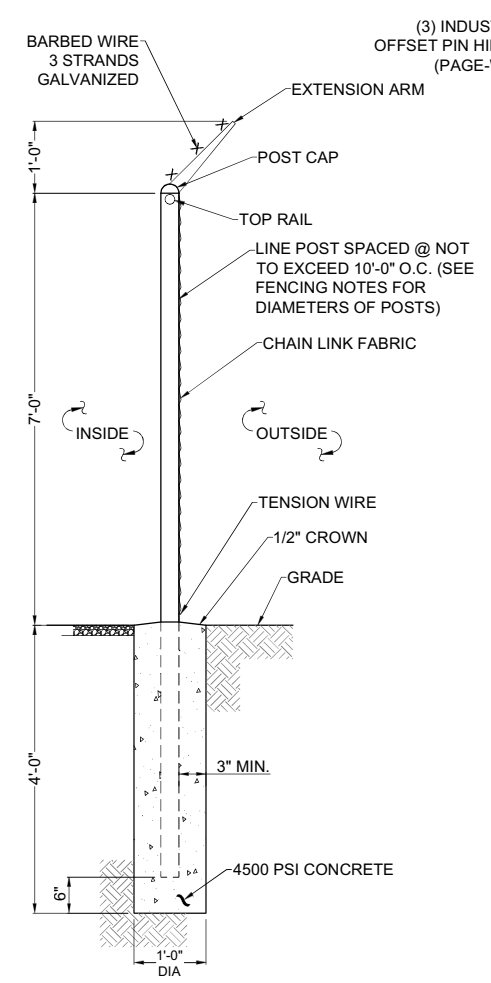


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WEST HENRIETTA, NEW YORK 14586

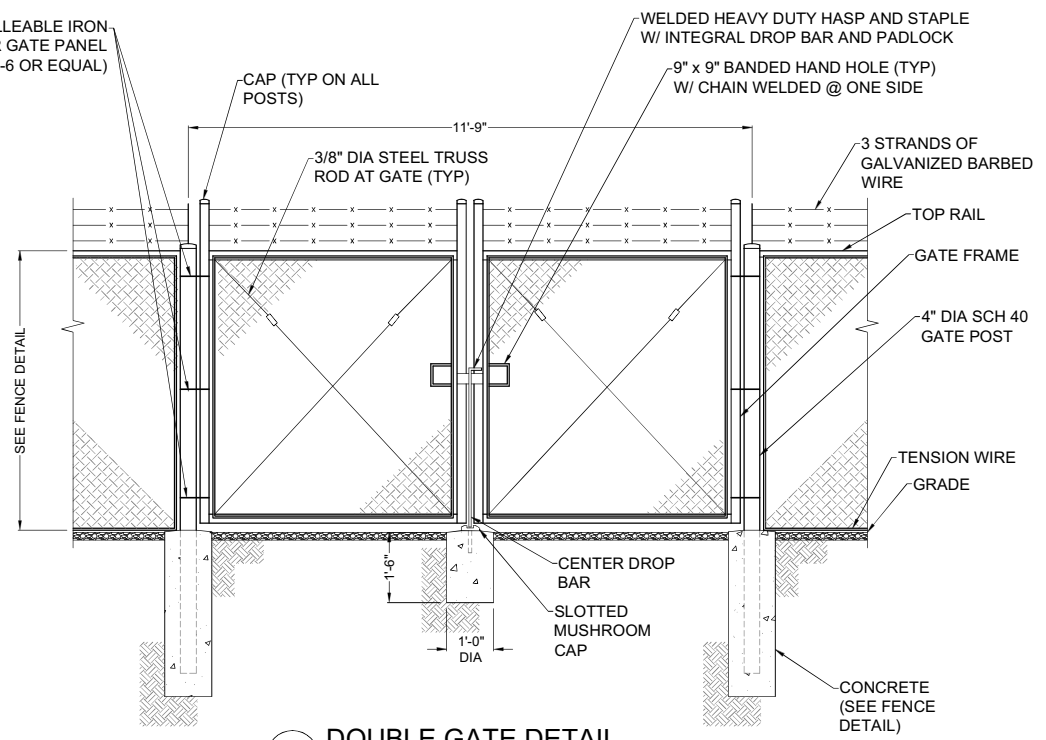


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LANDSCAPE ARCHITECTURE
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ROCHESTER, NY 14608
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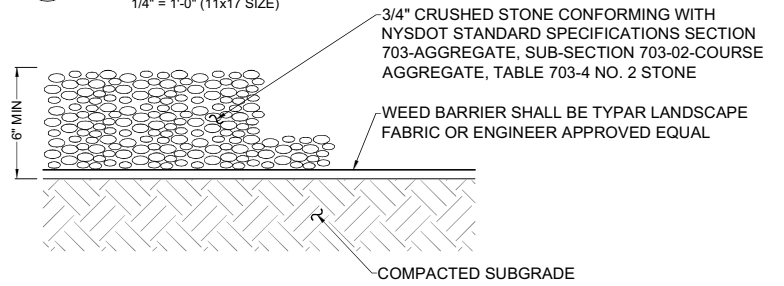
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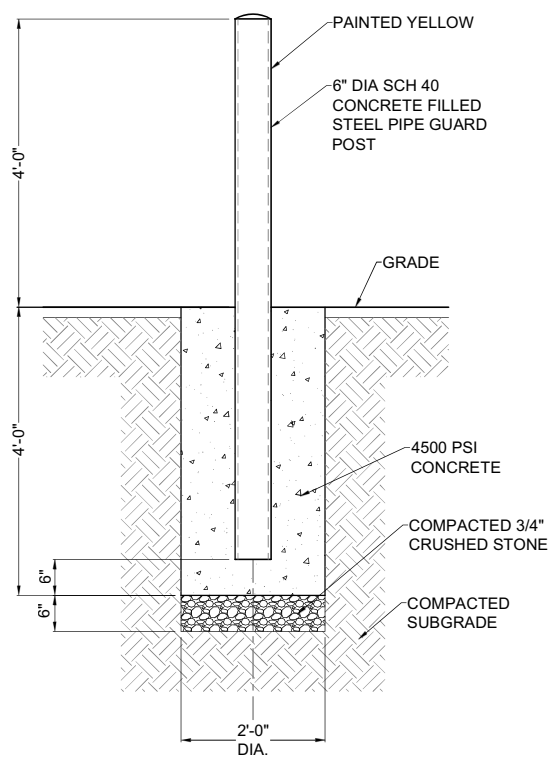
1 FENCE DETAIL
SCALE: NTS



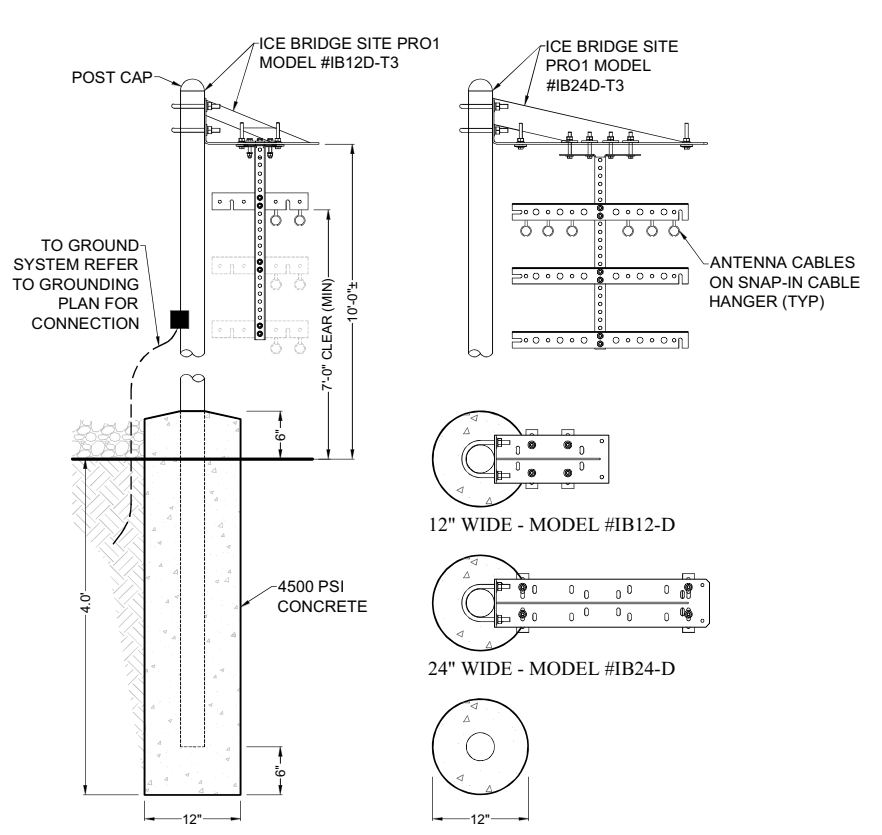
2 DOUBLE GATE DETAIL
SCALE: 1/2" = 1'-0" (22x34 SIZE)
1/4" = 1'-0" (11x17 SIZE)



4 GRAVEL SURFACING TREATMENT
SCALE: NTS

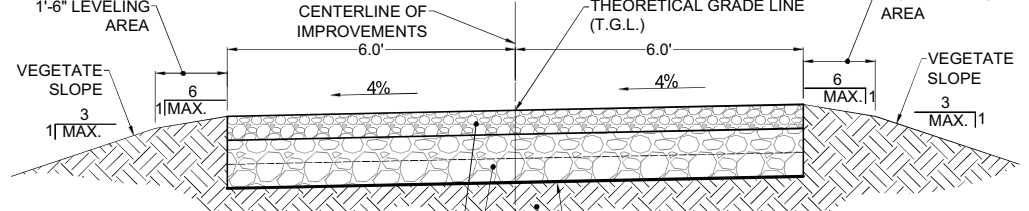


5 BOLLARD DETAIL
SCALE: 3/4" = 1'-0" (22x34 SIZE)
3/8" = 1'-0" (11x17 SIZE)



3 CABLE BRIDGE / H-FRAME DETAIL
SCALE: NTS

- NOTE:
- ACCESS DRIVE STONE TO BE ACQUIRED FROM N.Y.S.D.O.T. APPROVED QUARRY.
 - ALL DISTURBED AREAS NOT RECEIVING STONE SHALL RECEIVE 4" OF TOPSOIL AND BE SEEDED AS DIRECTED BY CELLULAR NETWORK REPRESENTATIVE.
 - SLOPE STABILIZATION TECHNIQUES SUCH AS SURFACE ROUGHENING (SEE NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL) SHALL BE UTILIZED ON ALL SLOPES GREATER THAN 3:1.



6" N.Y.S.D.O.T. PAY ITEM NO. 304.12, MATERIAL DESIGNATION 733.0402 SUBBASE COURSE TYPE 2, COMPACTED WITH A 12 TON SMOOTH DRUM VIBRATORY ROLLER

12" N.Y.S.D.O.T. PAY ITEM NO. 623.12 SIZE DESIGNATION #4 CRUSHED STONE (12" MINIMUM WITH 2-6" COMPACTED LIFTS COMPACTED WITH A 12 TON SMOOTH DRUM VIBRATORY ROLLER). THE CELLULAR CONSTRUCTION MANAGER MAY SPECIFY ADDITIONAL STONE BASE AS FIELD CONDITIONS WARRANT.

GEOTEXTILE FABRIC MIRAFI 500X OR APPROVED EQUAL

PROOF-ROLL ROADWAY SUBGRADE AREAS USING A 12 TON SMOOTH DRUM VIBRATORY ROLLER. AREAS THAT SHOW PUMPING OR WHICH ARE OTHERWISE UNSATISFACTORY SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL, OR STABILIZED IN PLACE.

SUBGRADE AREAS THAT CANNOT BE STABILIZED OR RESULT IN REMOVAL OF ALL ORGANICS UTILIZING A MAXIMUM OF 1.0' OF UNDERCUT SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER. CONSTRUCTION MANAGER SHALL RECOMMEND THE APPROPRIATE BRIDGING TECHNIQUE THAT MAY INCLUDE UTILIZATION OF STONE FILLING, ADDITIONAL FABRIC AND/OR GEOGRID MATERIALS.

EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, AS PREPARED FOR THIS SITE, WHEN NECESSARY, FOR SITE WORK PREPARATION, & FOUNDATION WORK. AS A MINIMUM THE TOP 3" OF GRADE SHALL BE REMOVED, THE EXPOSED SUBGRADE COMPACTED AND GEOTEXTILE FABRIC INSTALLED AS REQUIRED FOR UNSTABLE SOIL CONDITION.
- ALL SELECT GRANULAR FILL SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D-1557) AND WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
- CONTRACTOR TO ASSURE THAT EXISTING DRAINAGE PATTERNS ARE MAINTAINED.

6 GRAVEL DRIVE CROSS SECTION
SCALE: 1" = 2' (22x34 SIZE)
1" = 4' (11x17 SIZE)



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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
SITE DETAILS

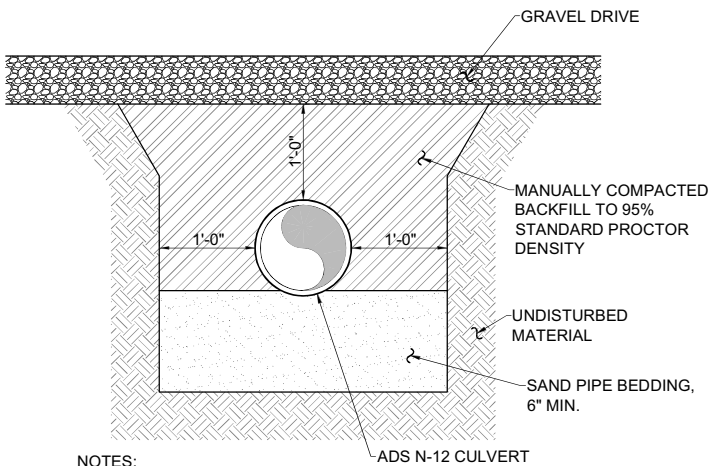
C.E. JOB NUMBER
7969
SHEET NUMBER
CA501



1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

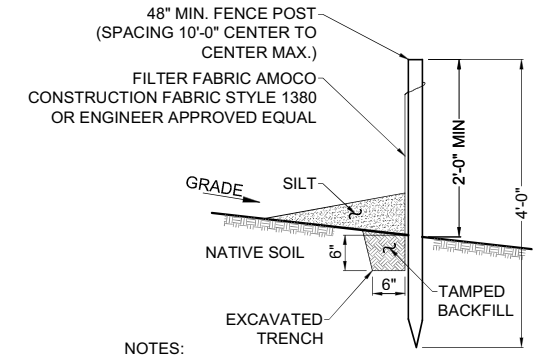


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• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
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(585) 458-9022



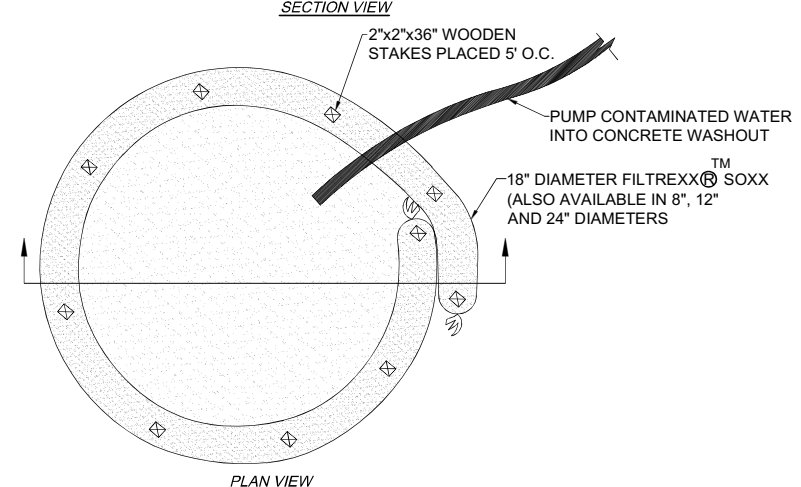
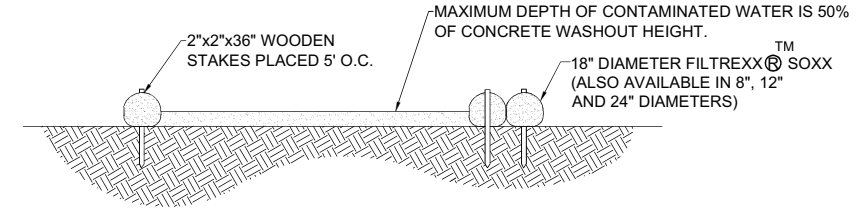
- NOTES:
- OVER-EXCAVATE FOR BELLS.
 - ADDITIONAL BEDDING MAY BE USED AS ORDERED BY ENGINEER.
 - ALL EXCAVATION AND TRENCHING SHALL MEET OSHA REQUIREMENTS.

1 CULVERT TRENCH DETAIL
SCALE: 1/2" = 1'-0" (11x17 SIZE)
1" = 1'-0" (22x34 SIZE)



- NOTES:
- SILT FENCE SHALL BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
 - CONTRACTOR SHALL CONSTRUCT SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
 - EXCAVATE TRENCH 6" WIDE X 6" DEEP. BURY BOTTOM 12" OF FABRIC AND TAMP IN PLACE.
 - WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, ALL THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACK FILLED WITH TOPSOIL AND SEEDED.

2 SILT FENCE DETAIL
SCALE: NTS



- NOTES:
- FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE.

- UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.
- CONCRETE WASHOUT SHALL BE UNDERLAYED WITH 4 MIL. THICK PLASTIC BUFFER.
- MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
- WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS.
- INSTALL ON FLAT GRADE NOT TO EXCEED 2%.
- CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
- CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
- THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED.
- CONCRETE WASHOUT NOT TO BE LESS THAN 6' IN DIAMETER.

3 CONCRETE WASHOUT DETAIL
SCALE: NTS

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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
GRADING & EROSION CONTROL DETAILS

C.E. JOB NUMBER
7969
SHEET NUMBER
CA502

BELL ATLANTIC MOBILE SYSTEMS LLC d/b/a



SITE NAME: REACH RUN ZONING DRAWINGS

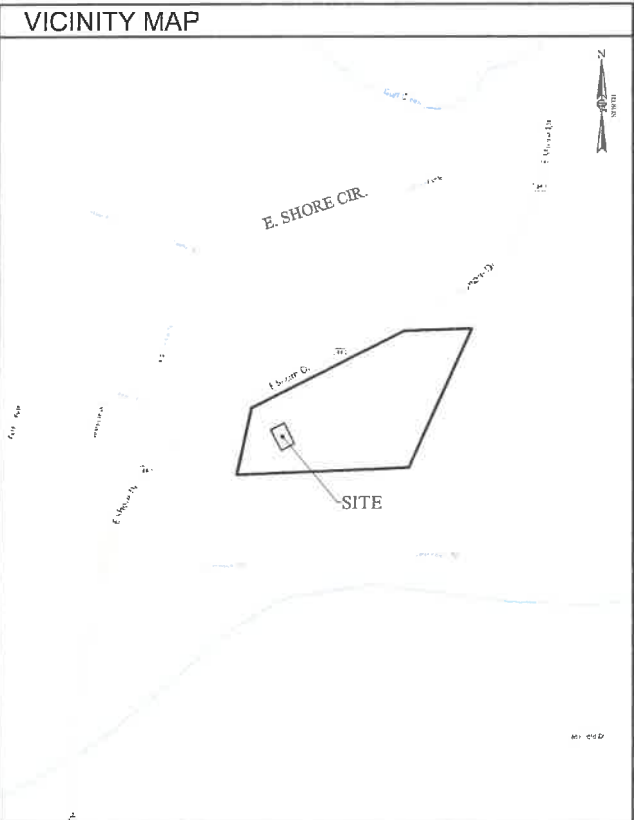
PROJECT ID: 17215090
MDG LOCATION ID: 500007341
WBS PROJECT #: VZ-00049865

verizon
1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

COSTICH ENGINEERING
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 459-3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

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2	04/24/2024	AJK ISSUED FINAL



SITE INFORMATION	
SITE ADDRESS:	(NEAR) 1767 E SHORE DR ITHACA, NEW YORK 14850
MUNICIPALITY:	TOWN OF LANSINC
COUNTY:	TOMPKINS
TAX MAP NUMBER:	37.1-6-9 (13.36 ACRES PER TAX MAP)
ZONING DISTRICT:	R2 (RESIDENTIAL - MODERATE DENSITY)
TOWER SETBACK REQ.:	189' (HEIGHT OF TOWER + 40'), 185' PROVIDED
LATITUDE:	42.517646° (42° 31' 03.53" N)
LONGITUDE:	-76.504810° (76° 30' 17.32" W)
BASE ELEVATION:	840' ± AMSL
STRUCTURE HEIGHT & TYPE:	145' MONOPOLE TOWER
PROPOSED ANT. CENTERLINE:	140' ± AGL
PROPOSED ANT. TIP HEIGHT:	144' ± AGL
HIGHEST APPURTENANCE:	149' ± AGL (PROPOSED LIGHTNING ROD)
PROPERTY OWNER:	COMMUNITY REC CENTER INC. 1767 E SHORE DR ITHACA, NEW YORK 14850
APPLICANT:	BELL ATLANTIC MOBILE SYSTEMS, LLC d/b/a VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586 CONTACT: MAGGIE HAYES PHONE: (585) 321-5390
LIMITS OF DISTURBANCE:	0.19 ± ACRES

SHEET INDEX			
SHEET #	DESCRIPTION	REV NO	REVISION DATE
GA001	TITLE SHEET	2	04/24/2024
GA002	GENERAL NOTES	2	04/24/2024
VA100	SCHEMATIC TOTAL HOLDINGS	2	04/24/2024
VA101	SURVEY PLAN	2	04/24/2024
VA110	SURVEY NOTES AND DESCRIPTIONS	2	04/24/2024
CA100	OVERALL SITE PLAN	2	04/24/2024
CA110	COMPOUND PLAN	2	04/24/2024
CA120	GRADING AND EROSION CONTROL PLAN	2	04/24/2024
CA200	TOWER ELEVATION AND ANTENNA ORIENTATION PLAN	2	04/24/2024
CA500	EQUIPMENT ELEVATIONS	2	04/24/2024
CA501	SITE DETAILS	2	04/24/2024
CA502	GRADING AND EROSION CONTROL DETAILS	2	04/24/2024

UTILITY PROVIDERS	
ELECTRIC PROVIDER:	NYSEG
ESR #:	TBD
ACCOUNT #:	TBD
PLANNER:	TBD
PHONE:	TBD
FIBER PROVIDER:	TBD
PLANNER:	TBD
CONTACT:	TBD

DIG SAFELY - NEW YORK

Before You Dig, Drill Or Blast!

Dig Safely. New York

UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION
CALL US TOLL FREE 1-800-952-7962
NY regulatory code rule 753 requires no less than two working days notice, but not more than ten days notice

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SCOPE OF WORK

1 THE PROPOSED WORK CONSISTS OF THE CONSTRUCTION AND INSTALLATION OF AN UNMANNED WIRELESS FACILITY WITH ASSOCIATED UTILITIES.

PROJECT MANAGER
D.A.W.

DRAWN BY
T.K.W.

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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 500007341
WBS PROJECT #: VZ-00049865

TOWN OF LANSINC
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
TITLE SHEET

C.E. JOB NUMBER
7969

SHEET NUMBER
GA001

SHEET 01 OF 12

LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for SECTION/PARCEL BOUNDARY, MIN. BUILDING SETBACK, CENTER LINE, EXIST. RIGHT-OF-WAY LINE, etc.

SITE NOTES

- 1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
3. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE PROPOSED PLATFORM.

GENERAL NOTES

- 1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC), 2020 BUILDING CODE OF NEW YORK STATE, THE NATIONAL ELECTRIC SAFETY CODE AND OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND MAKE PROVISIONS AS TO THE COST THEREOF.

SOIL AND EROSION CONTROL NOTES

- 1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE.
2. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.

REFERENCES

- 1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 3/13/2024 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYS DOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT:
CORTLAND CORS STATION
-LATITUDE: 42-35-03.70726 (N) NAD 83 (CORS)
-LONGITUDE: 076-12-40.79289 (W)
-ELLIP HEIGHT: 330.887 METERS NAVD 88 (CORS)

REFERENCES

- 10. ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH SITE SPECIFIC RF ANTENNA DESIGN SHEET SUPPLIED BY VERIZON WIRELESS: FUZE PROJECT ID: 17215090, DATED 04/16/2024.

EROSION AND SEDIMENT CONTROL MEASURES

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

GENERAL MEASURES:

- 1. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.

PARTICULAR MEASURES:

- 1. DRAINAGE DITCH SEDIMENT FILTERS: DITCHES, SHALL RECEIVE CHECK DAMS WITH 2-9 INCH STONE MEETING NYS DOT LIGHT STONE FILL REQUIREMENTS SO AS TO EFFECTIVELY TRAP SEDIMENT AND MINIMIZE ITS RELEASE OFF-SITE. CHECK DAMS SHALL HAVE A 9" MINIMUM WEIR AND BE CONSTRUCTED WITHIN EACH DITCH BEGINNING AT ITS DOWNSTREAM TERMINUS. CHECK DAMS SHALL BE PLACED WITHIN THE CHANNEL SO THAT THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM.

PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

- 1. PERMANENT AND TEMPORARY VEGETATIVE COVER: IMMEDIATELY FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITY OR WHERE WORK IS DELAYED AND WILL NOT BE DISTURBED FOR 21 DAYS OR MORE IN ANY PORTION OF THE SITE, PERMANENT OR TEMPORARY VEGETATION SHALL BE ESTABLISHED WITHIN 14 DAYS ON ALL EXPOSED SOILS. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF VEGETATION.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

- 1. THE CONTRACTOR SHALL ON A DAILY BASIS INSPECT AND MAINTAIN THE INTEGRITY AND FUNCTION OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONSTRUCTION PROCESS.



1275 JOHN STREET, SUITE #100 WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE ROCHESTER, NY 14608 (824) 428-2020

Table with 3 columns: NO., DATE, COMMENTS. Contains revision history for the drawing.



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DRAWN BY T.K.W.

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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

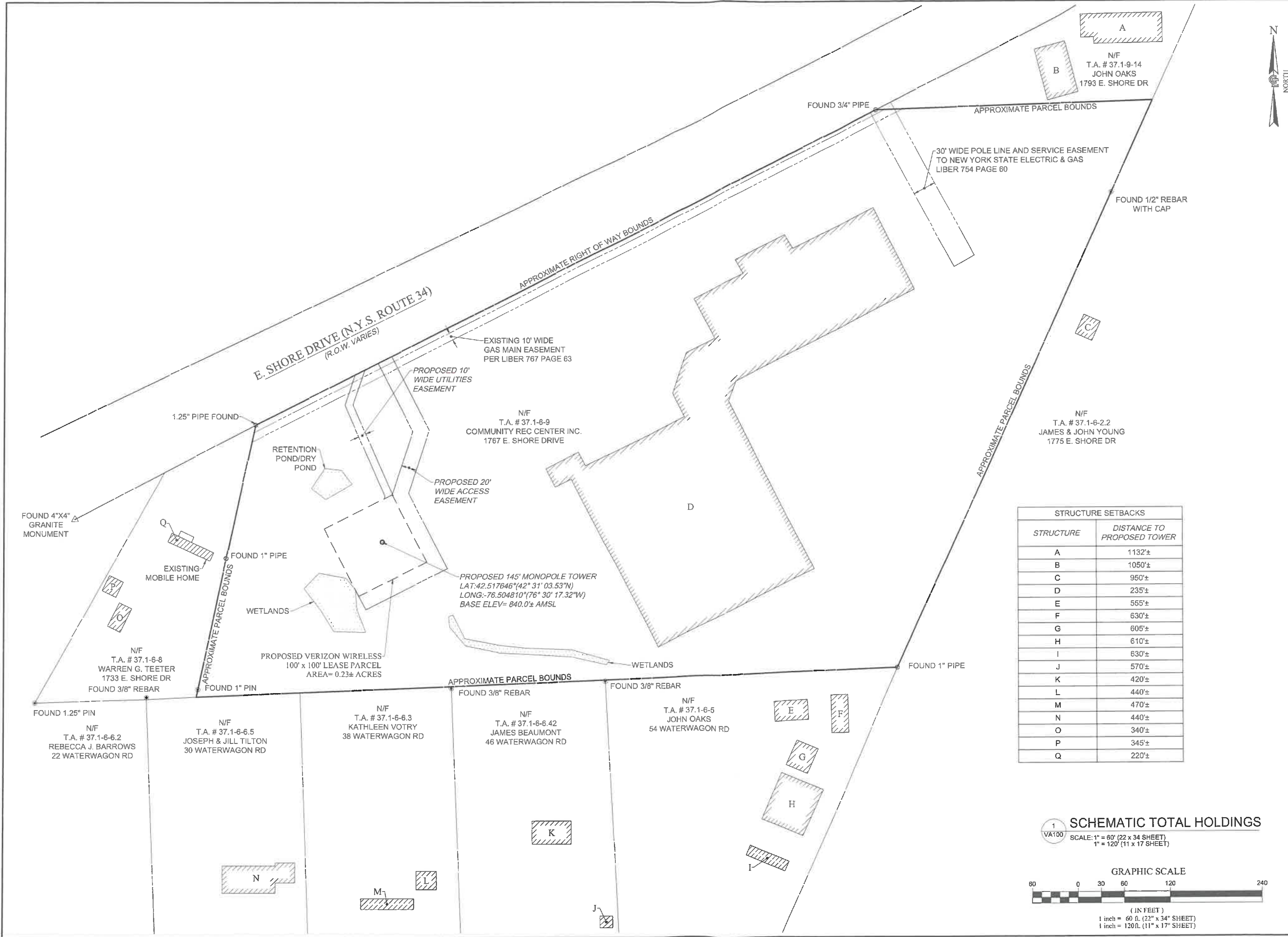
TOWN OF LANSING COUNTY OF TOMPKINS STATE OF NEW YORK

SHEET TITLE
GENERAL NOTES

C.E. JOB NUMBER SHEET NUMBER

7969 GA002

SHEET 02 OF 12



verizon
 1275 JOHN STREET, SUITE #100
 WEST HENRIETTA, NEW YORK 14586

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 (585) 459-9220

NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
1	04/17/2024	AJK ADDED 1A CERTIFICATION AND RFDs
2	04/24/2024	AJK ISSUED FINAL

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SITE INFORMATION
REACH RUN
 PROJECT ID: 17215090
 MDG LOCATION ID: 5000007341
 WBS PROJECT #: VZ-00049865

TOWN OF LANSING
 COUNTY OF TOMPKINS
 STATE OF NEW YORK

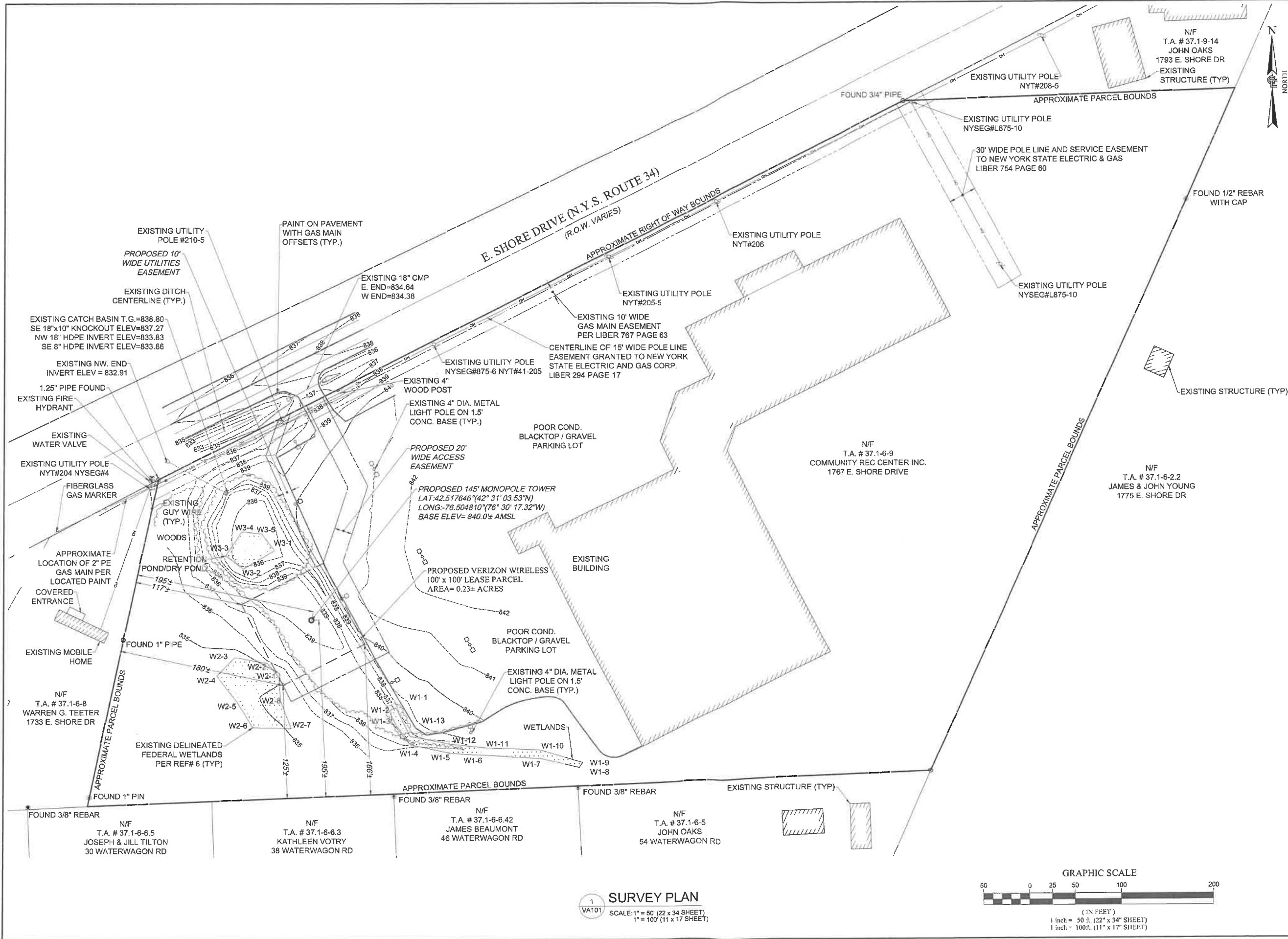
SHEET TITLE
SCHEMATIC TOTAL HOLDINGS

C.E. JOB NUMBER
7969
 SHEET NUMBER
VA100
 SHEET 03 OF 12

STRUCTURE	DISTANCE TO PROPOSED TOWER
A	1132'±
B	1050'±
C	950'±
D	235'±
E	555'±
F	630'±
G	605'±
H	610'±
I	630'±
J	570'±
K	420'±
L	440'±
M	470'±
N	440'±
O	340'±
P	345'±
Q	220'±

1 SCHEMATIC TOTAL HOLDINGS
 VA100 SCALE: 1" = 60' (22" x 34" SHEET)
 1" = 120' (11" x 17" SHEET)

GRAPHIC SCALE
 0 30 60 120 240
 (IN FEET)
 1 inch = 60 ft. (22" x 34" SHEET)
 1 inch = 120 ft. (11" x 17" SHEET)



1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14609
(569) 459-3020

NO.	DATE	COMMENTS
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1	04/17/2024	AJK ADDED 1A CERTIFICATION AND RFDs
2	04/24/2024	AJK ISSUED FINAL



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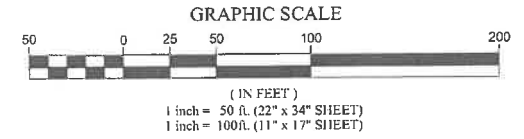
SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
SURVEY PLAN

C.E. JOB NUMBER
7969
SHEET NUMBER
VA101
SHEET 04 OF 12

1 SURVEY PLAN
SCALE: 1" = 50' (22" x 34" SHEET)
1" = 100' (11" x 17" SHEET)



TITLE REVIEW

PER STEWART TITLE INSURANCE COMPANY TITLE NO. 71269805, HAVING AN EFFECTIVE DATE OF OCTOBER 12, 2023, SURVEY PERTINENT DETERMINATIONS ARE:

- 16. APPROPRIATION BY THE PEOPLE OF THE STATE OF NEW YORK DATED FEBRUARY 18, 1963 AND RECORDED FEBRUARY 18, 1963 IN LIBER 443 OF DEEDS, PAGE 802. APPROPRIATION IS A FEE PARCEL ALONG AND ADJACENT TO EAST SHORE DRIVE - N.Y. S. ROUTE 34 AND IS APPROXIMATELY 20 FEET WIDE AND FALLS WITHIN THE EXISTING RIGHT-OF-WAY LINE OF EAST SHORE DRIVE - N.Y.S. ROUTE 34.
17. EASEMENT GRANTED BY STEVE SEBASTIAN (JR.) AND HAZEL SEBASTIAN TO NEW YORK STATE ELECTRIC AND GAS CORPORATION, DATED OCTOBER 1, 1946 AND RECORDED NOVEMBER 2, 1946 IN LIBER 294 OF DEEDS, PAGE 17. PARCEL SUBJECT A 15' WIDE POLE LINE EASEMENT PARALLEL AND ADJACENT TO EAST SHORE DRIVE - N.Y. S. ROUTE 34. THE PROPOSED ACCESS AND UTILITIES EASEMENT WILL CROSS SAID POLE LINE EASEMENT.
18. EASEMENT GRANTED BY COMMUNITY RECREATIONAL CENTER INC. BY ANDREW SCARABBA CHAIRMAN TO NEW YORK STATE ELECTRIC & GAS CORPORATION, DATED JUNE 29, 1995 AND RECORDED JULY 21, 1995 IN LIBER 754 OF DEEDS, PAGE 60. PARCEL IS SUBJECT TO A 30' WIDE POLE LINE AND SERVICE EASEMENT COMMENCING AT NYSEG POLE # 10. UNABLE TO PLOT SAID EASEMENT UNTIL NYSEG POLE 10 IS LOCATED IN THE FIELD.
19. EASEMENT GRANTED BY COMMUNITY RECREATIONAL CENTER INC. TO NEW YORK STATE ELECTRIC AND GAS CORPORATION, DATED OCTOBER 10, 1995 AND RECORDED DECEMBER 26, 1995 IN LIBER 764 OF DEEDS, PAGE 63. PARCEL SUBJECT A 10' GAS MAIN EASEMENT WHOSE CENTERLINE IS 55 FEET SOUTHERLY PARALLEL WITH EAST SHORE DRIVE - N.Y. S. ROUTE 34. THE PROPOSED ACCESS AND UTILITIES EASEMENT WILL CROSS SAID GAS MAIN EASEMENT.

ACCESS EASEMENT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "REACH RUN - SURVEY PLAN", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 7969, SHEET NUMBER VA101 AND A LAST REVISION DATE OF 04/03/2024, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE ASSUMED SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34 (R.O.W. VARIES), SAID POINT BEING ON THE ASSUMED COMMON LINE OF LANDS NOW OR FORMERLY OWNED BY COMMUNITY RECREATIONAL CENTER, INC. (T.A. # 37.1-6-9) TO THE EAST AND LANDS NOW OR FORMERLY OWNED BY WARREN G. TEETER (T.A. # 37.1-6-8) TO THE WEST; THENCE

- A. N63°02'37"E, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34, A DISTANCE OF 180.03 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE
1. N63°02'37"E, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34, A DISTANCE OF 20.00 FEET TO A POINT; THENCE
2. S26°57'23"E, A DISTANCE OF 109.76 FEET TO A POINT; THENCE
3. S18°02'37"W, A DISTANCE OF 87.65 FEET TO A POINT; THENCE
4. S26°57'23"E, A DISTANCE OF 111.72 FEET TO A POINT; THENCE
5. S63°02'37"W, A DISTANCE OF 120.00 FEET TO A POINT; THENCE
6. N26°57'23"W, A DISTANCE OF 20.00 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF THE PROPOSED VERIZON WIRELESS LEASE PARCEL; THENCE
7. N63°02'37"E, ALONG THE SOUTHERLY LINE OF SAID PROPOSED VERIZON WIRELESS LEASE PARCEL, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LEASE PARCEL; THENCE
8. N26°57'23"W, ALONG THE EASTERLY LINE OF SAID PROPOSED VERIZON WIRELESS LEASE PARCEL, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LEASE PARCEL; THENCE
9. N18°02'37"E, A DISTANCE OF 87.65 FEET TO A POINT; THENCE
10. N26°57'23"W, A DISTANCE OF 101.48 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 0.188 ACRES OF LAND, MORE OR LESS.

LEASE PARCEL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "REACH RUN - SURVEY PLAN", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 7969, SHEET NUMBER VA101 AND A LAST REVISION DATE OF 04/03/2024, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE ASSUMED SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34 (R.O.W. VARIES), SAID POINT BEING ON THE ASSUMED COMMON LINE OF LANDS NOW OR FORMERLY OWNED BY COMMUNITY RECREATIONAL CENTER, INC. (T.A. # 37.1-6-9) TO THE EAST AND LANDS NOW OR FORMERLY OWNED BY WARREN G. TEETER (T.A. # 37.1-6-8) TO THE WEST; THENCE

- A. S33°15'32"E, ALONG A TIE LINE THROUGH LANDS NOW OR FORMERLY OWNED BY COMMUNITY RECREATIONAL CENTER, INC. (T.A. # 37.1-6-9), A DISTANCE OF 164.45 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE
1. N63°02'37"E, A DISTANCE OF 100.00 FEET TO A POINT; THENCE
2. S26°57'23"E, A DISTANCE OF 100.00 FEET TO A POINT; THENCE
3. S63°02'37"W, A DISTANCE OF 100.00 FEET TO A POINT; THENCE
4. N26°57'23"W, A DISTANCE OF 100.00 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 0.230 ACRES OF LAND, MORE OR LESS.

SURVEY NOTES

- 1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 3/13/2024 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYS DOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT:
CORTLAND CORS STATION
-LATITUDE: 42-35-03.70726 (N) NAD 83 (CORS)
-LONGITUDE: 076-12-40.79269 (W)
-ELLIP HEIGHT: 330.887 METERS NAVD 88 (CORS)
2. BOUNDARY SURVEY HAS NOT BEEN PERFORMED BY COSTICH ENGINEERING. BOUNDARY SHOWN HEREON IS APPROXIMATE AND DETERMINED BY LIMITED FIELD LOCATION OF BOUNDARY EVIDENCE, REVIEW OF TITLE COMMITMENT, IF PROVIDED, AND OVERLAY OF COUNTY TAX MAPS AND/OR COUNTY GIS MAPPING.
3. STEWART TITLE INSURANCE COMPANY TITLE NO. 71269805, HAVING AN EFFECTIVE DATE OF OCTOBER 12, 2023
4. PER THE NYSDEC FRESHWATER WETLANDS MAP, THERE ARE NO STATE WETLANDS IN PROJECT AREA.
5. PER THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO FEDERAL WETLANDS IN THE PROJECT AREA.
6. PER A WETLAND AND WATERBODIES DELINEATION REPORT PREPARED BY EARTH DIMENSIONS, INC., EDI PROJECT CODE: W20C24, DATED APRIL 4, 2024. THERE ARE WETLANDS JUST WEST OF THE PROJECT AREA.
7. PER THE ERSI/FEMA PROJECT IMPACT HAZARD INFORMATION AND AWARENESS SITE MAP THERE IS NO 100 YR. FLOOD PLAIN IN THE PROJECT AREA.
8. SURVEY MAP PREPARED BY T.G. MILLER P.C. ENGINEERS AND SURVEYORS, JOB NO. S01631, DATED SEPTEMBER 13, 2001.
8. TOPOGRAPHIC MAP PREPARED BY T.G. MILLER P.C. ENGINEERS AND SURVEYORS, JOB NO. S19300, DATED APRIL 28, 2021.
9. 1A CERTIFICATION PREPARED BY COSTICH ENGINEERING D.P.C., PROJECT NO. 7969, SITE NAME: REACH RUN, DATED APRIL 15, 2024.

UTILITIES EASEMENT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "REACH RUN - SURVEY PLAN", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 7969, SHEET NUMBER VA101 AND A LAST REVISION DATE OF 04/03/2024, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE ASSUMED SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34 (R.O.W. VARIES), SAID POINT BEING ON THE ASSUMED COMMON LINE OF LANDS NOW OR FORMERLY OWNED BY COMMUNITY RECREATIONAL CENTER, INC. (T.A. # 37.1-6-9) TO THE EAST AND LANDS NOW OR FORMERLY OWNED BY WARREN G. TEETER (T.A. # 37.1-6-8) TO THE WEST; THENCE

- A. N63°02'37"E, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34, A DISTANCE OF 146.28 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE
1. N63°02'37"E, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF EAST SHORE DRIVE, N.Y.S. ROUTE 34, A DISTANCE OF 14.31 FEET TO A POINT; THENCE
2. S18°43'36"W, A DISTANCE OF 48.63 FEET TO A POINT; THENCE
3. S23°46'50"E, A DISTANCE OF 131.43 FEET TO A POINT; THENCE
4. S18°02'37"W, A DISTANCE OF 0.65 FEET TO A POINT ALONG THE PROPOSED VERIZON WIRELESS LEASE PARCEL; THENCE
5. N26°57'23"W, ALONG SAID PROPOSED VERIZON WIRELESS LEASE PARCEL, A DISTANCE OF 2.21 FEET TO THE NORTHEASTERLY CORNER OF SAID PROPOSED VERIZON WIRELESS LEASE PARCEL; THENCE
6. S63°02'37"W, ALONG SAID PROPOSED VERIZON WIRELESS LEASE PARCEL, A DISTANCE OF 11.93 FEET TO A POINT; THENCE
7. N18°02'37"E, A DISTANCE OF 3.71 FEET TO A POINT; THENCE
8. N23°46'50"W, A DISTANCE OF 131.50 FEET TO A POINT; THENCE
9. N18°43'36"E, A DISTANCE OF 42.28 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 0.041 ACRES OF LAND, MORE OR LESS.



1275 JOHN STREET, SUITE #100 WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020

Table with 3 columns: NO., DATE, COMMENTS. Row 1: 0, 04/03/2024, TKW ISSUED PRELIMINARY FOR REVIEW. Row 2: 1, 04/17/2024, AJK ADDED 1A CERTIFICATION AND RFDS. Row 3: 2, 04/24/2024, AJK ISSUED FINAL.



PROJECT MANAGER

D.A.W.

DRAWN BY

T.K.W.

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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
SURVEY NOTES AND DESCRIPTIONS

C.E. JOB NUMBER SHEET NUMBER

7969

VA110

SHEET 05 OF 12



1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 459-3020

NO.	DATE	BY	COMMENTS
0	04/03/2024	TKW	ISSUED PRELIMINARY FOR REVIEW
1	04/17/2024	AJK	ADDED 1A CERTIFICATION AND RFDS
2	04/24/2024	AJK	ISSUED FINAL

PROJECT MANAGER
D.A.W.

DRAWN BY
T.K.W.

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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

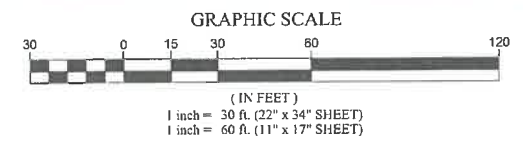
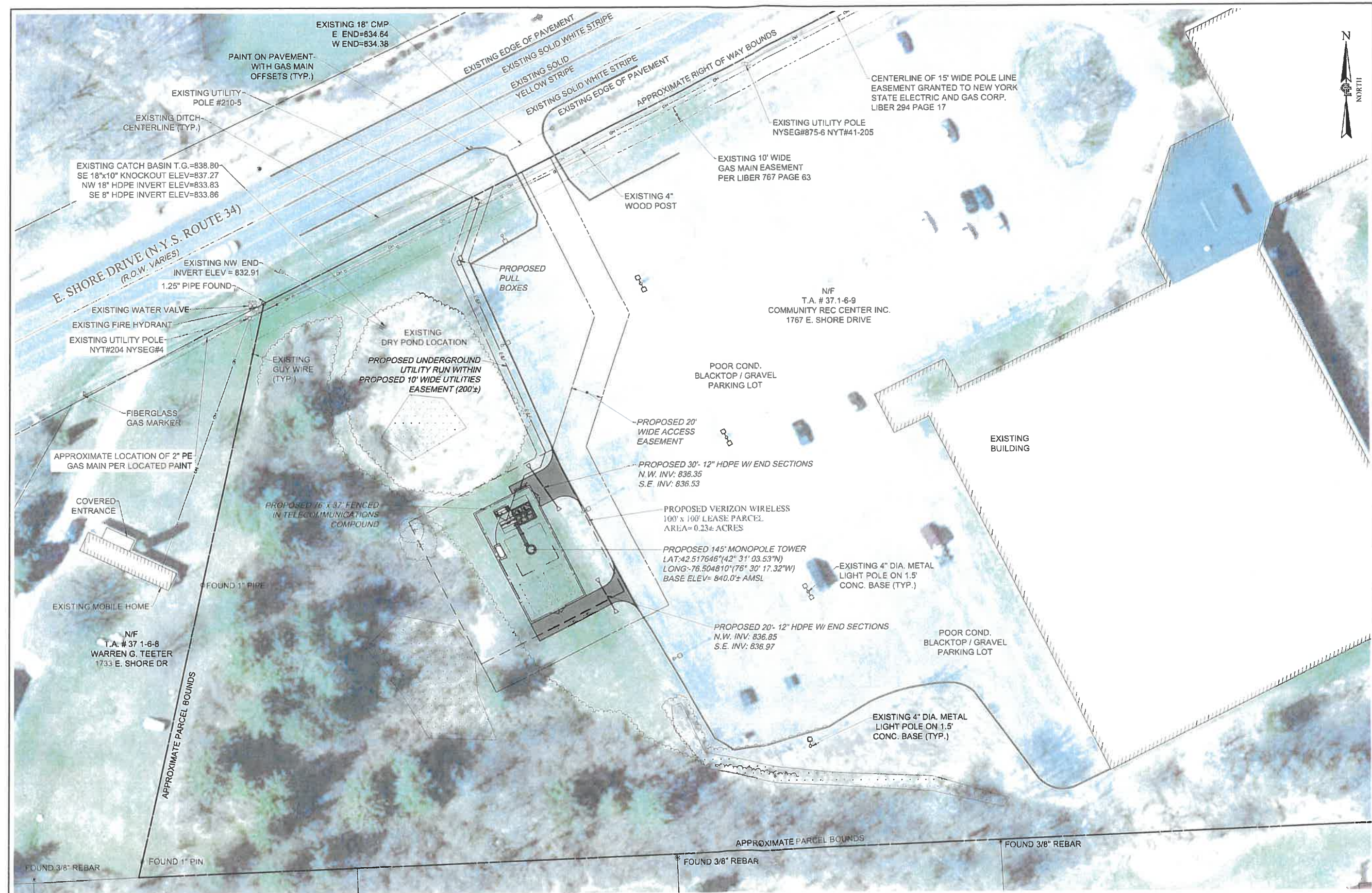
SHEET TITLE

OVERALL SITE PLAN

C.E. JOB NUMBER
7969

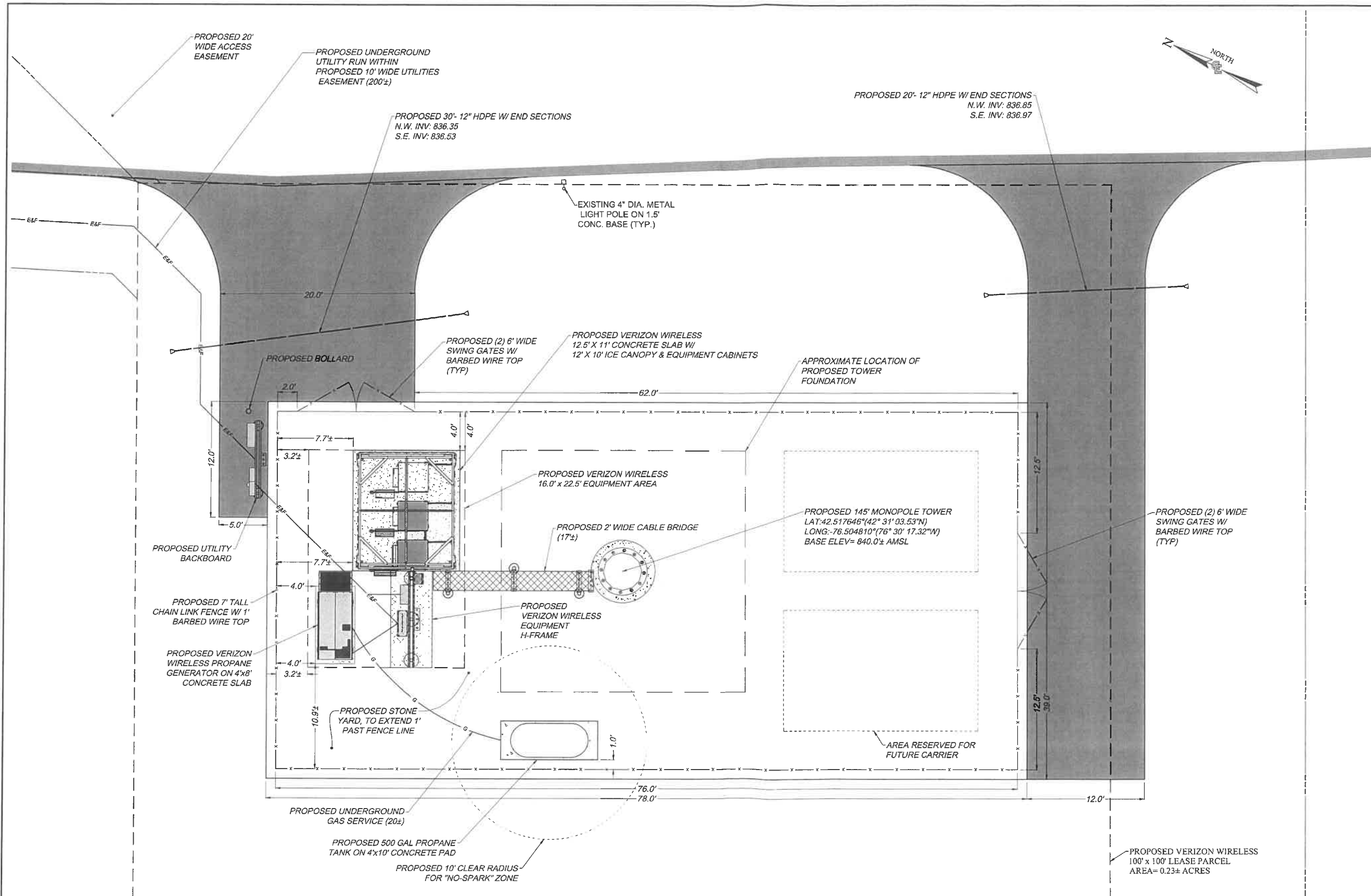
SHEET NUMBER
CA100

SHEET 06 OF 12



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

OVERALL SITE PLAN
SCALE: 1" = 30' (22 x 34 SHEET)
1" = 60' (11 x 17 SHEET)



verizon
1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14588

COSTICH ENGINEERING
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458.3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
1	04/17/2024	AJK ADDED 1A CERTIFICATION AND RFDs
2	04/24/2024	AJK ISSUED FINAL

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PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
COMPOUND PLAN

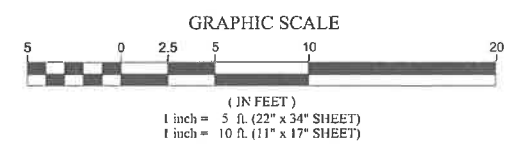
C.E. JOB NUMBER
7969

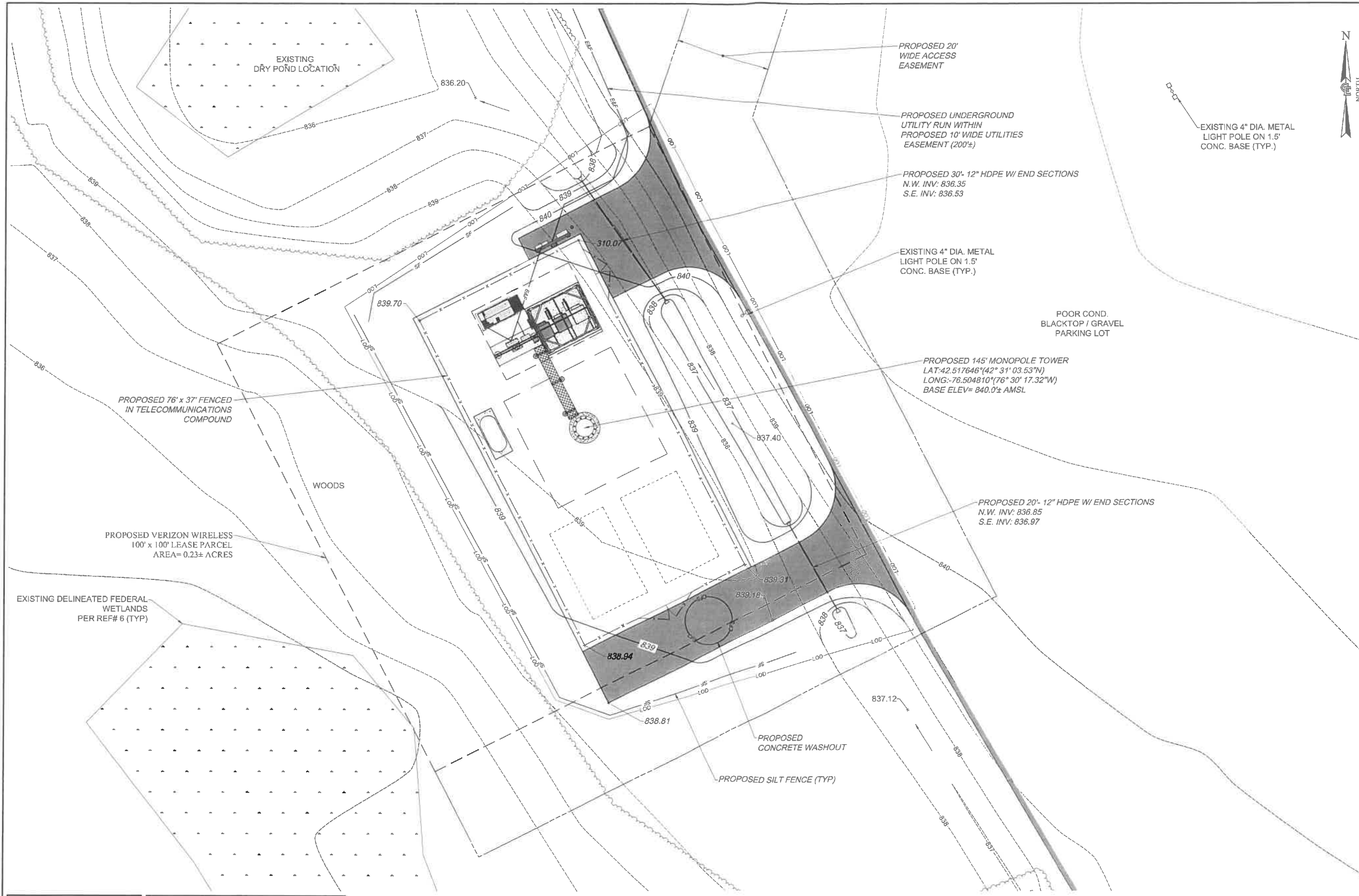
SHEET NUMBER
CA110

SHEET 07 OF 12

EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

1 COMPOUND PLAN
SCALE: 1" = 5' (22 x 34 SHEET)
1" = 10' (11 x 17 SHEET)





1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 456-9000

NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
1	04/17/2024	AJK ADDED 1A CERTIFICATION AND RFDs
2	04/24/2024	AJK ISSUED FINAL



PROJECT MANAGER
D.A.W.
DRAWN BY
T.K.W.

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MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

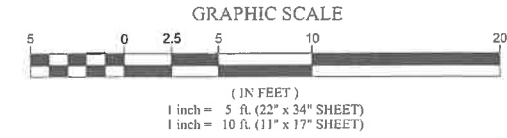
TOWN OF LANSING
COUNTY OF TOWNKINS
STATE OF NEW YORK

SHEET TITLE
GRADING & EROSION CONTROL PLAN

C.E. JOB NUMBER SHEET NUMBER
7969 CA120
SHEET 08 OF 12

EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

1 GRADING & EROSION CONTROL PLAN
SCALE: 1" = 5' (22 x 34 SHEET)
1" = 10' (11 x 17 SHEET)





1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 459-3020

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MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

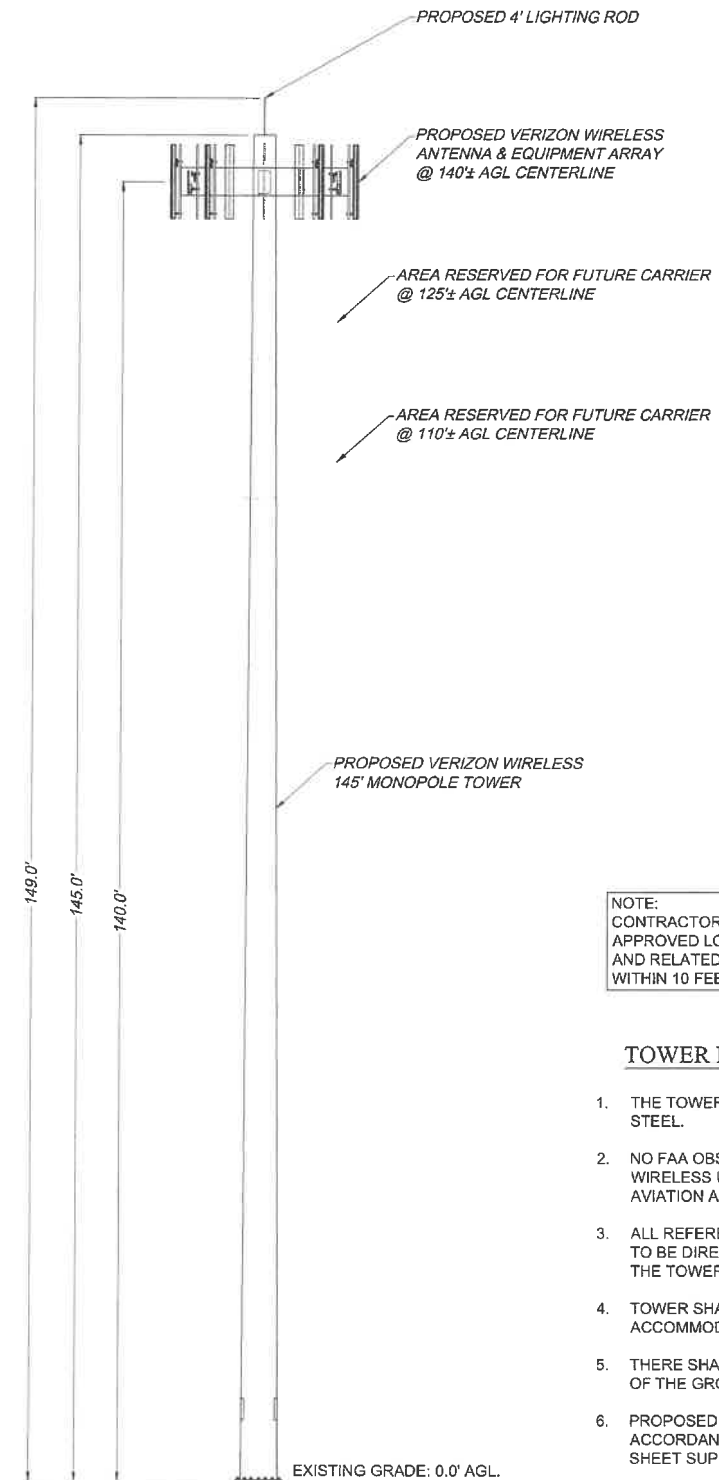
SHEET TITLE
TOWER ELEVATION AND
ANTENNA ORIENTATION
PLAN

C.E. JOB NUMBER SHEET NUMBER

7969

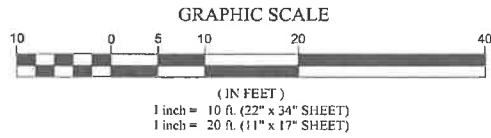
CA200

SHEET 09 OF 12



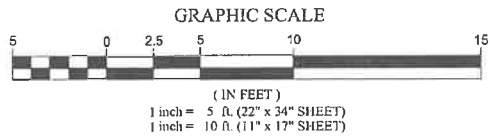
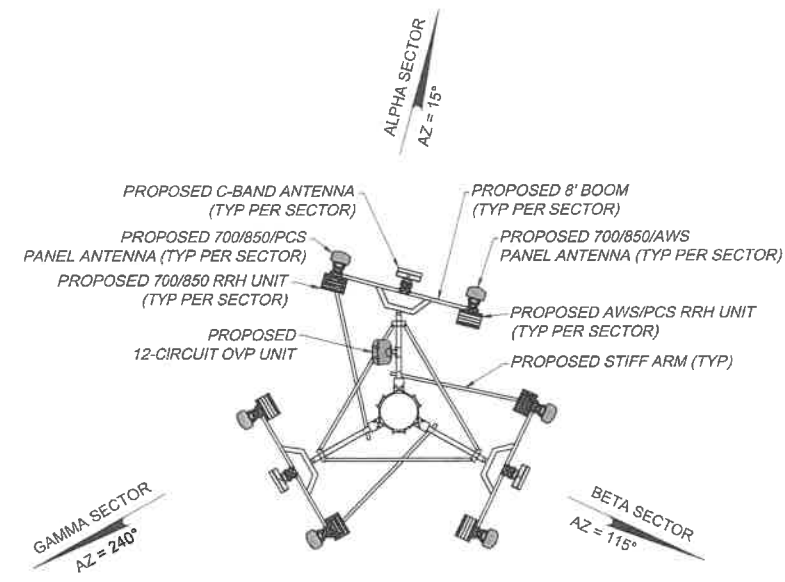
1 TOWER ELEVATION

SCALE: 1" = 10' (22 x 34 SHEET)
1" = 20' (11 x 17 SHEET)



2 ANTENNA ORIENTATION

SCALE: 1" = 5' (22 x 34 SHEET)
1" = 10' (11 x 17 SHEET)

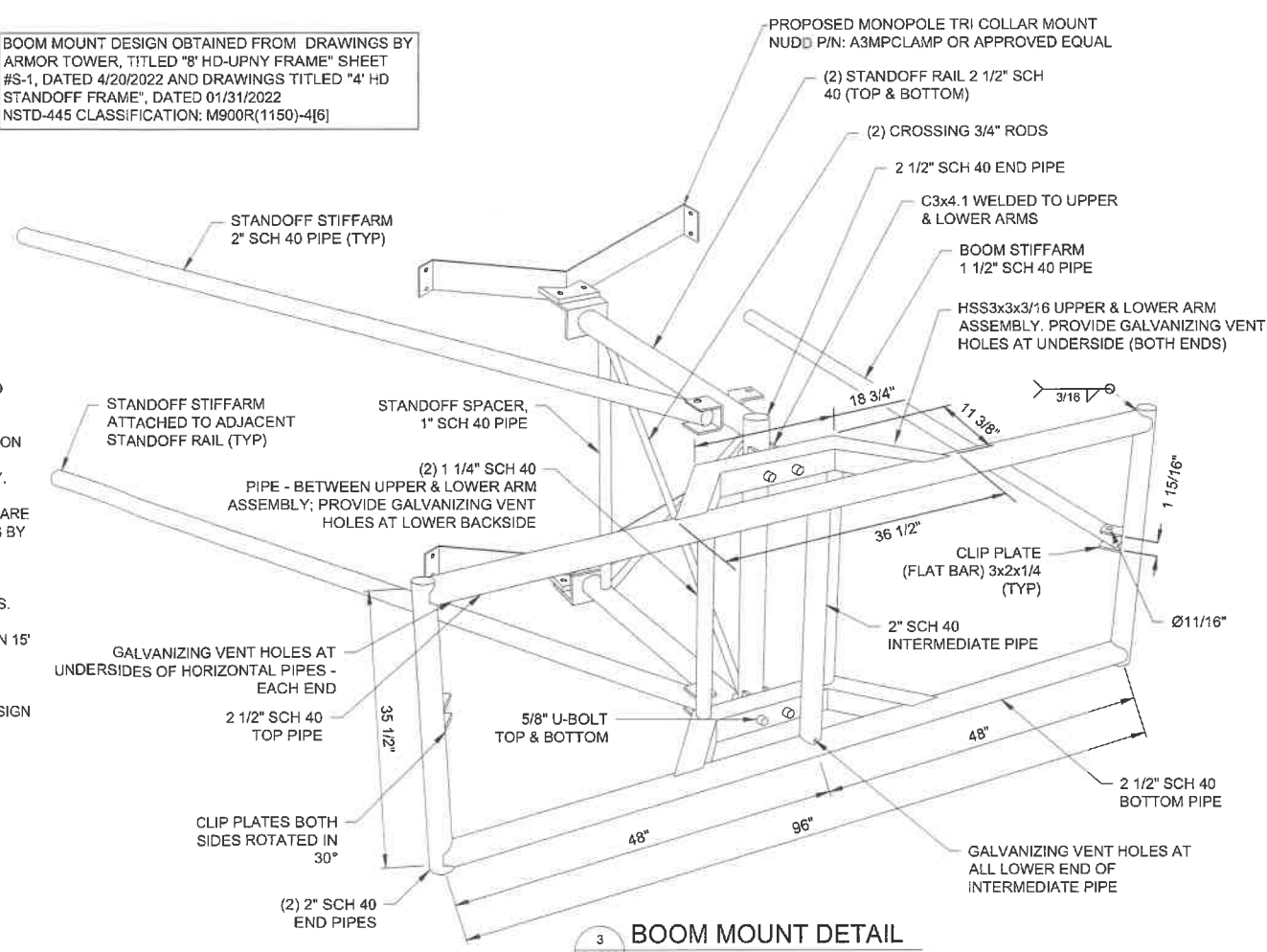


BOOM MOUNT DESIGN OBTAINED FROM DRAWINGS BY ARMOR TOWER, TITLED "8' HD-UPNY FRAME" SHEET #S-1, DATED 4/20/2022 AND DRAWINGS TITLED "4' HD STANDOFF FRAME", DATED 01/31/2022
NSTD-445 CLASSIFICATION: M900R(1150)-4[6]

NOTE:
CONTRACTORS MUST UTILIZE VERIZON WIRELESS APPROVED LOW-PIM CABLE SUPPORT FASTENERS AND RELATED ANCILLARY ATTACHMENT HARDWARE WITHIN 10 FEET OF VERIZON WIRELESS ANTENNAS

TOWER NOTES

1. THE TOWER SHALL BE CONSTRUCTED WITH GALVANIZED STEEL.
2. NO FAA OBSTRUCTION LIGHTING IS PROPOSED BY VERIZON WIRELESS UNLESS IT IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION OR THE LOCAL MUNICIPALITY.
3. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE TO BE DIRECTED TO THE DESIGN AND DETAIL DRAWINGS BY THE TOWER SUPPLIER.
4. TOWER SHALL BE DESIGNED/ CONSTRUCTED TO ACCOMMODATE A TOTAL OF THREE WIRELESS CARRIERS.
5. THERE SHALL BE NO PERMANENT CLIMBING PEGS WITHIN 15' OF THE GROUND OF ANY TOWER.
6. PROPOSED ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH THE SITE SPECIFIC RF ANTENNA DESIGN SHEET SUPPLIED BY THE RF SYSTEMS ENGINEER.



3 BOOM MOUNT DETAIL

SCALE: 1/8" = 1"



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WEST HENRIETTA, NEW YORK 14586



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ROCHESTER, NY 14608
(585) 458-9020

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2	04/24/2024	AJK	ISSUED FINAL



PROJECT MANAGER
D.A.W.
DRAWN BY
T.K.W.

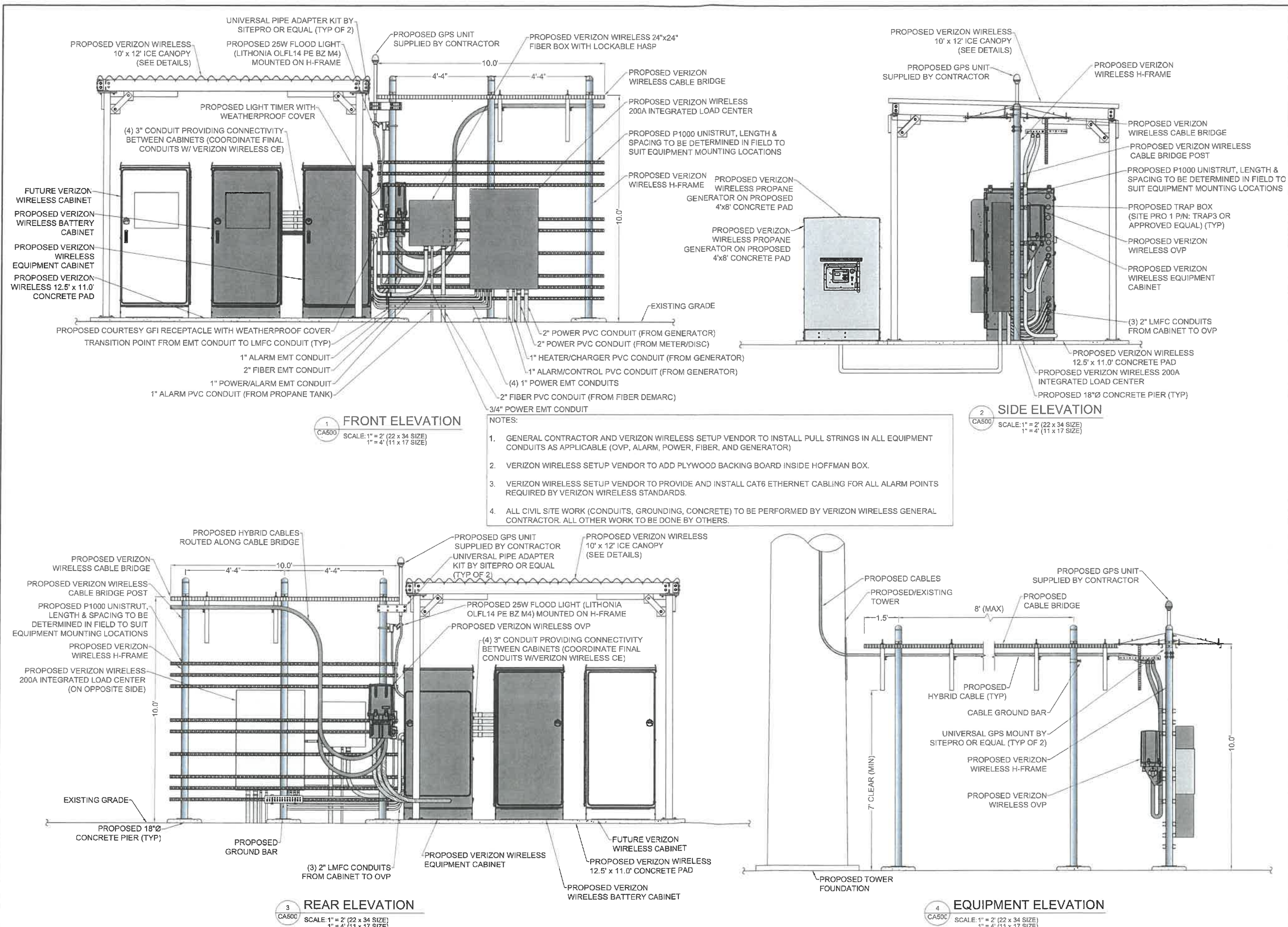
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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
EQUIPMENT ELEVATIONS

C.E. JOB NUMBER
7969
SHEET NUMBER
CA500
SHEET 10 OF 12



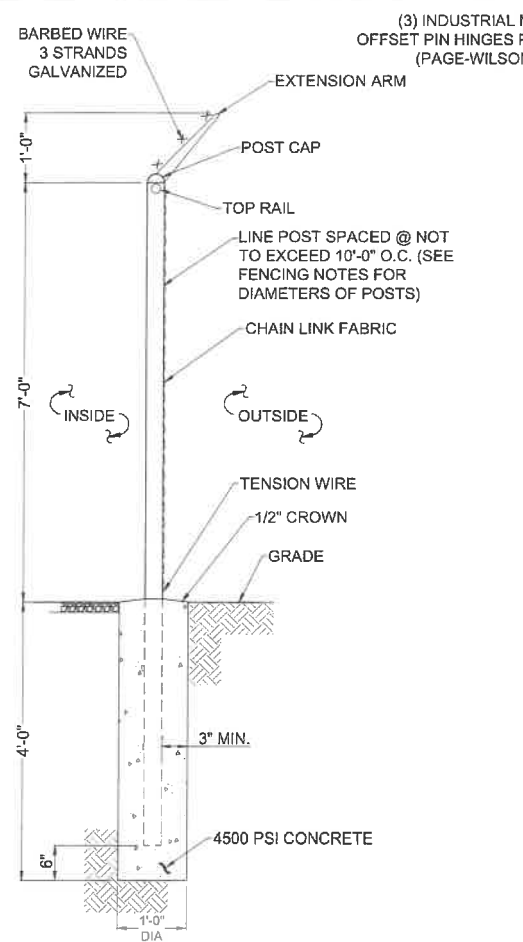
1 FRONT ELEVATION
SCALE: 1" = 2' (22 x 34 SIZE)
1" = 4' (11 x 17 SIZE)

2 SIDE ELEVATION
SCALE: 1" = 2' (22 x 34 SIZE)
1" = 4' (11 x 17 SIZE)

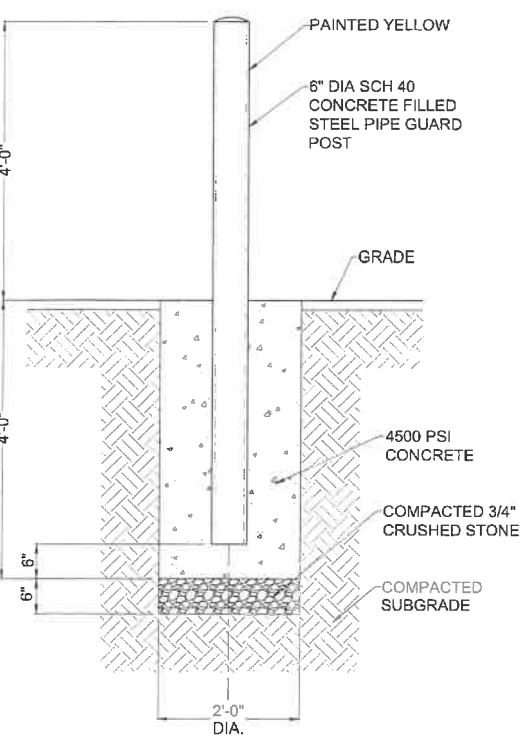
3 REAR ELEVATION
SCALE: 1" = 2' (22 x 34 SIZE)
1" = 4' (11 x 17 SIZE)

4 EQUIPMENT ELEVATION
SCALE: 1" = 2' (22 x 34 SIZE)
1" = 4' (11 x 17 SIZE)

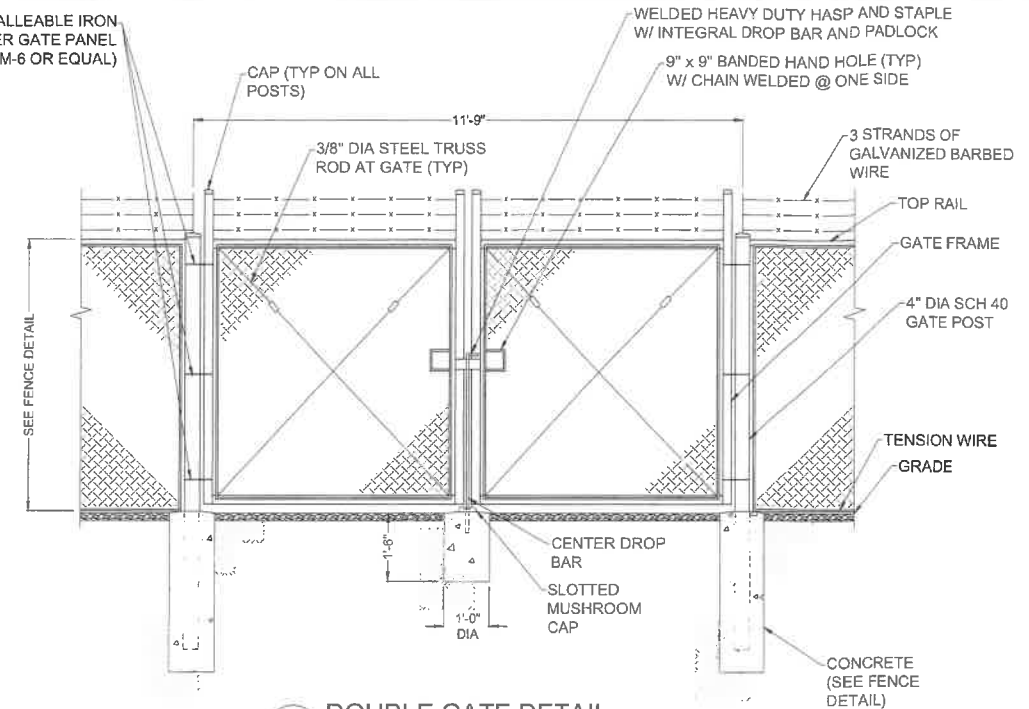
- NOTES:
- GENERAL CONTRACTOR AND VERIZON WIRELESS SETUP VENDOR TO INSTALL PULL STRINGS IN ALL EQUIPMENT CONDUITS AS APPLICABLE (OVP, ALARM, POWER, FIBER, AND GENERATOR)
 - VERIZON WIRELESS SETUP VENDOR TO ADD PLYWOOD BACKING BOARD INSIDE HOFFMAN BOX.
 - VERIZON WIRELESS SETUP VENDOR TO PROVIDE AND INSTALL CAT6 ETHERNET CABLING FOR ALL ALARM POINTS REQUIRED BY VERIZON WIRELESS STANDARDS.
 - ALL CIVIL SITE WORK (CONDUITS, GROUNDING, CONCRETE) TO BE PERFORMED BY VERIZON WIRELESS GENERAL CONTRACTOR. ALL OTHER WORK TO BE DONE BY OTHERS.



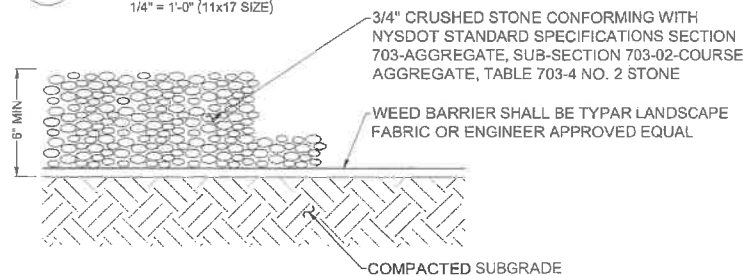
1 FENCE DETAIL
SCALE: NTS



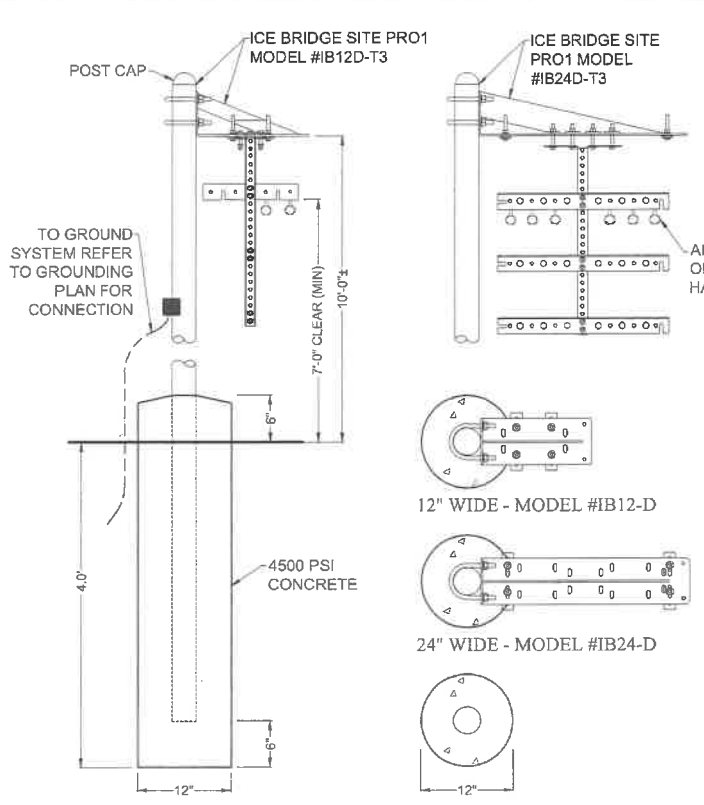
5 BOLLARD DETAIL
SCALE: 3/4" = 1'-0" (22x34 SIZE)
3/8" = 1'-0" (11x17 SIZE)



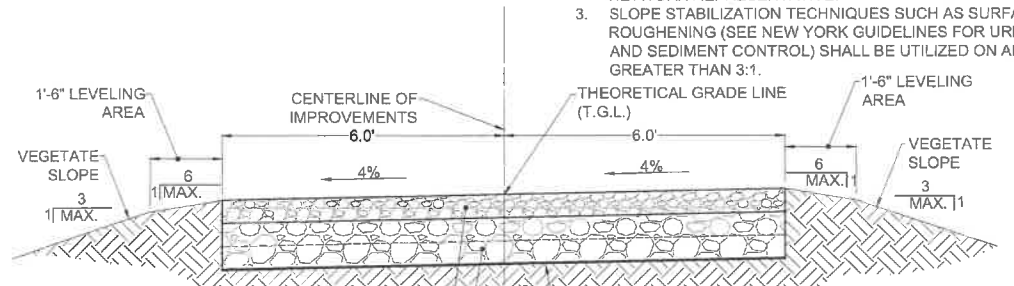
2 DOUBLE GATE DETAIL
SCALE: 1/2" = 1'-0" (22x34 SIZE)
1/4" = 1'-0" (11x17 SIZE)



4 GRAVEL SURFACING TREATMENT
SCALE: NTS



3 CABLE BRIDGE / H-FRAME DETAIL
SCALE: NTS



6 GRAVEL DRIVE CROSS SECTION
SCALE: 1" = 2' (22x34 SIZE)
1" = 4' (11x17 SIZE)

6" N.Y.S.D.O.T. PAY ITEM NO. 304.12, MATERIAL DESIGNATION 733.0402 SUBBASE COURSE TYPE 2, COMPACTED WITH A 12 TON SMOOTH DRUM VIBRATORY ROLLER

12" N.Y.S.D.O.T. PAY ITEM NO. 623.12 SIZE DESIGNATION #4 CRUSHED STONE (12" MINIMUM WITH 2-6" COMPACTED LIFTS COMPACTED WITH A 12 TON SMOOTH DRUM VIBRATORY ROLLER). THE CELLULAR CONSTRUCTION MANAGER MAY SPECIFY ADDITIONAL STONE BASE AS FIELD CONDITIONS WARRANT.

GEOTEXTILE FABRIC MIRAFI 500X OR APPROVED EQUAL

PROOF-ROLL ROADWAY SUBGRADE AREAS USING A 12 TON SMOOTH DRUM VIBRATORY ROLLER. AREAS THAT SHOW PUMPING OR WHICH ARE OTHERWISE UNSATISFACTORY SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL, OR STABILIZED IN PLACE.

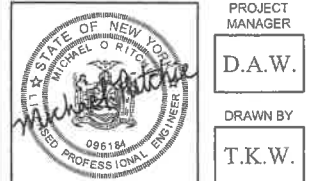
SUBGRADE AREAS THAT CANNOT BE STABILIZED OR RESULT IN REMOVAL OF ALL ORGANICS UTILIZING A MAXIMUM OF 1.0' OF UNDERCUT SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER. CONSTRUCTION MANAGER SHALL RECOMMEND THE APPROPRIATE BRIDGING TECHNIQUE THAT MAY INCLUDE UTILIZATION OF STONE FILLING, ADDITIONAL FABRIC AND/OR GEOGRID MATERIALS.

- EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL**
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, AS PREPARED FOR THIS SITE, WHEN NECESSARY, FOR SITE WORK PREPARATION, & FOUNDATION WORK. AS A MINIMUM THE TOP 3" OF GRADE SHALL BE REMOVED, THE EXPOSED SUBGRADE COMPACTED AND GEOTEXTILE FABRIC INSTALLED AS REQUIRED FOR UNSTABLE SOIL CONDITION.
 - ALL SELECT GRANULAR FILL SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D-1557) AND WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
 - CONTRACTOR TO ASSURE THAT EXISTING DRAINAGE PATTERNS ARE MAINTAINED.

- NOTE:
- ACCESS DRIVE STONE TO BE ACQUIRED FROM N.Y.S.D.O.T. APPROVED QUARRY.
 - ALL DISTURBED AREAS NOT RECEIVING STONE SHALL RECEIVE 4" OF TOPSOIL AND BE SEEDDED AS DIRECTED BY CELLULAR NETWORK REPRESENTATIVE.
 - SLOPE STABILIZATION TECHNIQUES SUCH AS SURFACE ROUGHENING (SEE NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL) SHALL BE UTILIZED ON ALL SLOPES GREATER THAN 3:1.



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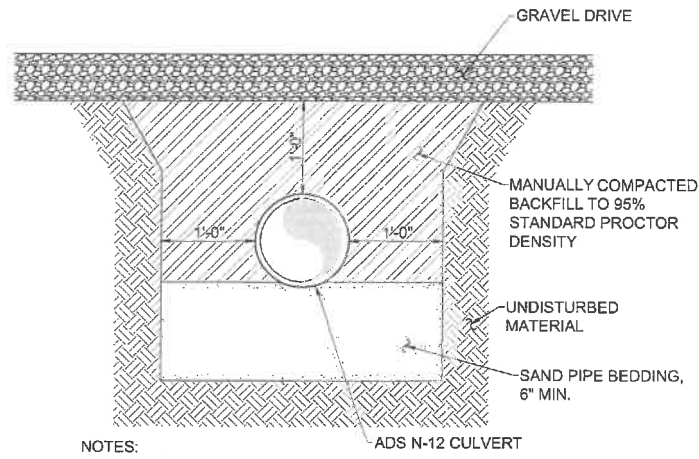
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TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

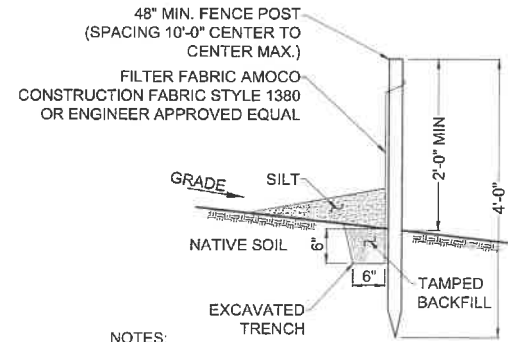
SHEET TITLE
SITE DETAILS
C.E. JOB NUMBER
7969
SHEET NUMBER
CA501
SHEET 11 OF 12



- NOTES:
1. OVER-EXCAVATE FOR BELLS.
 2. ADDITIONAL BEDDING MAY BE USED AS ORDERED BY ENGINEER.
 3. ALL EXCAVATION AND TRENCHING SHALL MEET OSHA REQUIREMENTS.

1 CULVERT TRENCH DETAIL

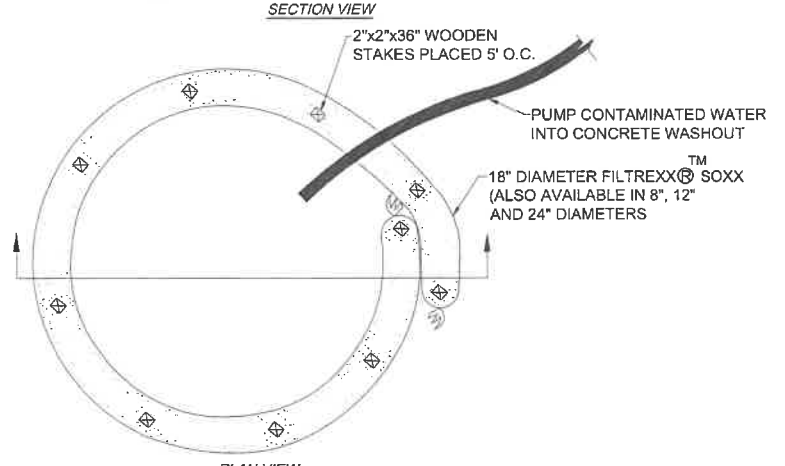
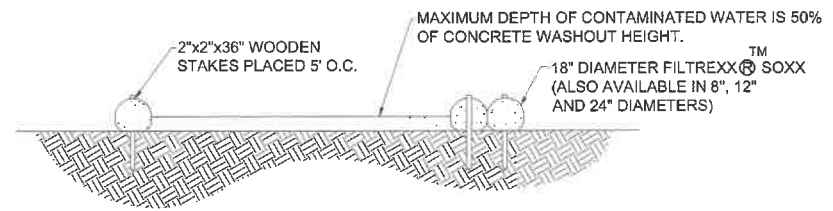
CA502 SCALE: 1/2" = 1'-0" (11x17 SIZE)
1" = 1'-0" (22x34 SIZE)



- NOTES:
1. SILT FENCE SHALL BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
 2. CONTRACTOR SHALL CONSTRUCT SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
 3. EXCAVATE TRENCH 6" WIDE X 6" DEEP. BURY BOTTOM 12" OF FABRIC AND TAMP IN PLACE.
 4. WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, ALL THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACK FILLED WITH TOPSOIL AND SEEDDED.

2 SILT FENCE DETAIL

CA502 SCALE: NTS



- NOTES:
- FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE.
1. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.
 2. CONCRETE WASHOUT SHALL BE UNDERLAYED WITH 4 MIL. THICK PLASTIC BUFFER.
 3. MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
 4. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS.
 5. INSTALL ON FLAT GRADE NOT TO EXCEED 2%.
 6. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
 7. CONCRETE WASHOUT MAY BE DIRECT SEEDDED AT THE TIME OF INSTALLATION.
 8. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED.
 9. CONCRETE WASHOUT NOT TO BE LESS THAN 6' IN DIAMETER.

3 CONCRETE WASHOUT DETAIL

CA502 SCALE: NTS

verizon
1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

COSTICH ENGINEERING
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-9020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

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TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
GRADING & EROSION CONTROL DETAILS

C.E. JOB NUMBER
7969

SHEET NUMBER
CA502

SHEET 12 OF 12



Nixon Peabody LLP
1300 Clinton Square
Rochester, NY 14604-1792

Jared C. Lusk
Partner

Section 3, Item f.

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

T / 585.263.1140
F / 866.402.1491
jlusk@nixonpeabody.com

September 25, 2024

VIA FEDERAL EXPRESS

Zoning Board of Appeals and Planning Board
Town of Lansing
29 Auburn Road
Ithaca, NY 14882
Attn: John Zepko, Director of Planning and Code Enforcement
jzepko@lansingtown.com

RE: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon "Reach Run" site)

Dear Mr. Zepko and Members of the Zoning Board of Appeals and Planning Board:

Bell Atlantic Mobile Systems LLC d/b/a Verizon ("Verizon") is a public utility and wireless telecommunications licensee of the Federal Communications Commission ("FCC"). To remedy service inadequacies in and around the Town of Lansing, Verizon proposes to construct and operate a wireless telecommunications facility (the "Project") on property located near 1767 East Shore Drive in the Town of Lansing, New York (the Town) (Tax Parcel No. 37.1-6-9) (the "Site").

The Site consists of an 100' x 100' parcel leased from Community Rec Center Inc. (the "Landowner"). The Project consists of a 145' monopole tower (with an additional 4' lightning rod) together with antennae, equipment, and other improvements, all as shown on the enclosed site plan prepared by Costich Engineering D.P.C. (the "Site Plan").

The Site is located in an R-2 (Residential Moderate Density) zone. Pursuant to the Zoning Code of the Town of Lansing (the "Zoning Code") wireless telecommunication facilities are not permitted in the R-2 zone (See Zoning Code § 119-3(C)). Finally, the Project will require site plan approval from the Planning Board (Zoning Code § 119-3(A)).

Accordingly, please accept this letter and the following exhibits and enclosures as Verizon application for a use variance from the Zoning Board of Appeals and special use permit and site plan approval from the Planning Board:

- Exhibit A: Project description;
- Exhibit B: Applicable legal standards;
- Exhibit C: Proof of compliance with the Town’s Communications Towers Law as set forth in § 119-1 et seq.;
- Exhibit D: Proof of compliance with the Town’s requirements for site plan approval as set forth in §§ 270-27(F)-(H) of the Zoning Code;
- Exhibit E: Proof of compliance with the Town’s requirements for special use permits as set forth in § 270-36 et seq. of the Zoning Code;
- Exhibit F: Radio frequency search ring justification;
- Exhibit G: Site selection analysis (including search ring);
- Exhibit H: Long environmental assessment form (“EAF”) with visual EAF addendum;
- Exhibit I: Proof of the Landowner’s consent to this application;
- Exhibit J: Verizon’s co-location policy;
- Exhibit K: Copy of Verizon’s FCC licenses;
- Exhibit L: Proof of compliance with applicable federal regulations regarding NIER emissions and non-interference;
- Exhibit M: Tower removal letter (with removal estimate);
- Exhibit N: Structural capacity letter;
- Exhibit O: 11" x 17" copy of the Site Plan;
- Exhibit P: Proof of intermunicipal notification;
- Exhibit Q: Tower maintenance letter; and
- Exhibit R: Proof of notice to FAA.
- One (1) original and ten (10) copies of this application booklet;
 - Two (2) copies of the Site Plan; and
 - Three checks payable to the Town in the amounts of \$1,500.00, \$175.00, and \$500.00 for the required cell tower, use variance and site plan application fees.

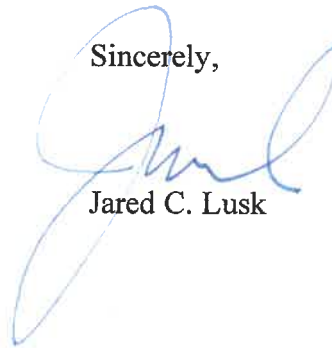
Town of Lansing
September 25, 2024
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Because the Site is located within 500' of a State or County resource (NYS Route 34), the Project must be referred to Tompkins County Planning ("**County Planning**"), as required under New York General Municipal Law § 239-m. An additional copy of the application has been enclosed for that purpose. Please refer this application to County Planning as soon as possible.

We respectfully request that this application be placed on the agenda for the next available Zoning Board of Appeals and Planning Board meetings following County Planning review. Please do not hesitate to contact me if you have any questions or if you require any additional information.

Thank you.

Sincerely,



Jared C. Lusk

JCL/mkv
Enclosures
cc: Brett Morgan

EXHIBIT A
PROJECT DESCRIPTION

Bell Atlantic Mobile Systems, LLC d/b/a Verizon ("**Verizon**") is a public utility, and federally licensed wireless telecommunications provider. It currently has service inadequacies in the Town of Lansing (the "**Town**"). To remedy these service inadequacies, Verizon is proposing to construct and operate a new wireless telecommunications facility (the "**Project**") near 1767 East Shore Drive on property owned by Community Rec Center Inc. and identified as Tax Parcel No. 37.1-6-9 (the "**Project Site**"). Verizon makes this application for a use variance from the Zoning Board of Appeals, as well as a special use permit and site plan approval from the Planning Board to permit the Project to provide adequate and reliable wireless telecommunications service to emergency services, businesses and individuals in and around the Town.

The Project consists of the construction and operation of a 145' monopole tower (with additional 4' lightning rod), exterior equipment cabinets and other associated improvements, all as shown on the enclosed site plan prepared by Costich Engineering D.P.C.

Essentially, wireless telecommunication devices operate by transmitting a very low power radio signal between the wireless telecommunication devices and an antenna mounted on a tower, pole, building or other structure. The antenna feeds the signal to electronic apparatus located near the antenna (the "**Base Station**"), where it is connected to traditional telephone systems, and is then routed anywhere in the world. The antennas and Base Station are known as a "cell site."

Because of the low power, a cell site is capable of transmitting to and from wireless telecommunication devices only within a limited geographic area. This limited geographic area is called a "cell." A cell site must be located within a prescribed area in order to provide coverage for the entire cell.

Wireless telecommunications technology requires that cells overlap somewhat in order to provide uninterrupted service. When the wireless telephone user moves into a new cell, the transmission is automatically transferred to the cell site in the new cell. If there is no cell site in the new cell, there is no wireless telecommunications service.

Because each cell site must be placed in such a manner as to provide service within a particular cell, and so as to provide overlapping (but not duplicate) coverage with the existing or planned cells around it, there is limited flexibility as to where a cell site can be placed. Wireless telecommunications providers conduct a thorough engineering study, including using an elaborate computer program known as a “propagation study.” A propagation study shows, based on cell boundaries, topography and other factors, where a cell site needs to be located in order to provide wireless telecommunications coverage in a particular cell. The wireless telecommunication companies and RF engineers identify technologically feasible locations for the cell site.

In this case, the proposed site was identified by Verizon as being an appropriate site to remedy the service deficiencies. The Project Site was located within that area and was available to Verizon to meet the technological requirements.

As set forth in this application, Verizon meets the legal standards necessary for the requested approval. Moreover, the Project will not pollute, will not create noise or vibration, will not create any significant increase in traffic, will not create any environmental problems, will not increase population density, and will not create any demand on governmental facilities. Thus, the Project will not create any detriment to adjoining properties or change the character of the neighborhood. Instead, the Project will enhance governmental facilities and promote the public welfare by providing a modern, more efficient system of communications for police, fire and other emergency services, as well as provide modern wireless telecommunication service to business, industry and individuals in and around the Reach Run cell.

EXHIBIT B

APPLICABLE LEGAL STANDARDS

In Cellular Tel. Co. v. Rosenberg, 82 N.Y.2d 364 (1993), the New York Court of Appeals determined that cellular telephone companies are public utilities. The Court held that proposed cellular telephone installations are to be reviewed by zoning boards pursuant to the traditional standard afforded to public utilities, rather than the standards generally required for the necessary approvals.

‘It has long been held that a zoning board may not exclude a utility from a community where the utility has shown a need for its facilities.’ There can be no question of Cell One’s need to erect the cell site to eliminate service gaps in its cellular telephone service area. The proposed cell site will also improve the transmission and reception of existing service. Application of our holding in Matter of Consolidated Edison to sitings of cellular telephone companies, such as Cellular One, permits those companies to construct structures necessary for their operation which are prohibited because of existing zoning laws and to provide the desired services to the surrounding community. . . . Moreover, the record supports the conclusion that Cellular One sustained its burden of proving the requisite public necessity. Cellular One established that the erection of the cell site would enable it to remedy gaps in its service area that currently prevent it from providing adequate service to its customers in the Dobbs Ferry area.

Rosenberg, 82 N.Y.2d at 372-74 (citing Consolidated Edison Co. v. Hoffman, 43 N.Y.2d 598 (1978)).

This special treatment of a public utility stems from the essential nature of its service, and because a public utility transmitting facility must be located in a particular area in order to provide service. For instance, water towers, electric switching stations, water pumping stations and telephone poles must be in particular locations (including within residential districts) in order to provide the utility to a specific area:

[Public] utility services are needed in all districts; the service can be provided only if certain facilities (for example, substations) can be located in commercial and even in residential districts. To exclude such use would result in an impairment of an essential service.

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Anderson, New York Zoning Law Practice, 3d ed., p. 411 (1984) (hereafter “Anderson”). See also, Cellular Tel. Co. v. Rosenberg, 82 N.Y.2d 364 (1993); Payne v. Taylor, 178 A.D.2d 979 (4th Dep’t 1991).

Accordingly, the law in New York is that a municipality may not prohibit facilities, including towers, necessary for the transmission of a public utility. In Rosenberg, 82 N.Y.2d at 371, the court found that “the construction of an antenna tower . . . to facilitate the supply of cellular telephone service is a ‘public utility building’ within the meaning of a zoning ordinance.” See also Long Island Lighting Co. v. Griffin, 272 A.D. 551 (2d Dep’t 1947) (a municipal corporation may not prohibit the expansion of a public utility where such expansion is necessary to the maintenance of essential services).

In the present case, Verizon is currently suffering from a lack of reliable wireless telecommunications coverage in and around the “Reach Run” cell area within the Town of Lansing. The Project is needed to remedy this service problem and to provide adequate and reliable wireless telecommunications service coverage to this area. Therefore, Verizon satisfies the requisite showing of need for the facility under applicable New York law.

EXHIBIT C

**PROOF OF COMPLIANCE WITH THE TOWN’S COMMUNICATIONS TOWERS
LAW § 119-1 ET SEQ. OF THE ZONING LAW**

As demonstrated below, the Project complies with the Town’s Communications Towers Law (§ 119-1 et sq.). The Town’s requirements are outlined in bold italicized type, followed by Verizon’s response, where appropriate, in regular type.

§ 119-1. Legislative intent; purposes; effect.

A. The Town of Lansing recognizes the increased demand for wireless communications and transmitting facilities and the need for the services they provide. Often these facilities require the construction of towers and related telecommunications facilities. The intent of this chapter is to protect the Town’s interest in siting such towers and related infrastructure in a manner consistent with sound land use planning by minimizing visual effects through careful design, siting, and vegetative screening. The Town seeks to avoid potential damage to adjacent properties from tower failure or falling debris through engineering and the careful siting of towers, while also maximizing use of any new or existing tower and encouraging the use of existing buildings and structures to reduce the number of towers needed, while also allowing wireless service providers to meet their technological and service objectives for the benefit of the public.

No response necessary.

B. The purpose of this chapter is to allow for telecommunications installations in accordance with applicable state and federal law. While acknowledging the demand for wireless communications, the Town recognizes that the small-scale residential and commercial districts, agricultural landscapes, and Cayuga Lake waterfront are primary community resources. The erection of towers of unusual height or bulk within the Town in some locations may threaten the historic integrity, damage the aesthetic value, and reduce residents’ opportunities to enjoy these resources.

Verizon’s proposed Project will not damage the historic integrity, aesthetic value or resident’s opportunity to enjoy the area. The Project is a tower of modest height placed adjacent to another community use.

C. The intent of this chapter is to regulate the construction and siting of communications towers in compliance with the Telecommunications Act of 1996 (TCA) to achieve the following: protection of the health, safety and general welfare of the residents of the Town of Lansing; to protect the aesthetic characteristics and historic features of the Town of Lansing; and to ensure that communications towers planned for locations within the Town of Lansing are sited and constructed in a manner consistent with sound land use planning, the Town’s Comprehensive Plan, and other adopted goals of the Town of Lansing. As well, tower heights are particularly problematic from a public health and safety perspective in the Town of Lansing given the hilly terrain and the presence of an international airport.

No response necessary.

- D.** *This chapter supersedes, repeals, and replaces the Town of Lansing Cellular Tower Ordinance, commonly known as “Appendix II to the Lansing Land Use Ordinance,”¹ together and along with each other local law or ordinance which, by its purpose, is intended to regulate cellular or communications towers and facilities. In the event any other law or regulation may affect any telecommunications facility, then such law or regulation shall apply together with this chapter, and any conflict shall be resolved by applying the most restrictive, non-preempted, enforceable standard or requirement.*

No response necessary.

§ 119-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

ACCESSORY STRUCTURE — *An accessory facility or structure serving or being used in conjunction with any telecommunications facilities or tower and located on the same lot as the telecommunications facility or tower. Non-exclusive examples of such structures include utility or transmission equipment, base stations, antennae, wires, utility appurtenances and connections, anchors, security fencing, storage sheds or cabinets.*

ANTENNA — *A system of electrical conductors that transmit or receive radio frequency and other wireless signals. Such signals shall include, but not be limited to, radio, television, cellular, paging, personal communication services, and microwave communications.*

COLOCATION, COLLOCATE, COLOCATE, COLLOCATED (ALSO KNOWN AS “CO-LOCATION” OR “COLLOCATION”) — *Telecommunications facilities which utilize existing towers, buildings, or other structures for placement of antenna(s) and which do not require the construction of a new tower.*

DAS — *Distributed antenna system(s).*

FAA — *The Federal Aviation Administration.*

FCC — *The Federal Communications Commission.*

NIER — *Non-ionizing electromagnetic radiation.*

OTARD — *The “Over the Air Reception Devices” rules and regulations of the FCC.*

PCS — *Personal communications services.*

PERSON — *Any individual, landowner, lessor, licensee, easement holder, trust, corporation, LLC, partnership, or other entity.*

PLANNING BOARD — *The Planning Board of the Town of Lansing.*

¹ Editor’s Note: The Land Use Ordinance is codified as Ch. 270, Zoning.

RFI — *Radio frequency interference.*

SEQRA — *The New York State Environmental Quality Review Act, generally codified at Environmental Conservation Law Article 8, and including the regulations pertaining thereto at 6 NYCRR Part 617, each as now exist or as hereafter amended or re-codified.*

SITE PLAN or SITE PLAN REVIEW - *Site planning and reviews of site plans per the requirements of Chapter 270, Zoning, of the Code of the Town of Lansing and Article 16 of Town Law, as enhanced by this chapter.*

SPECIAL USE — *A use which is deemed allowable within a given zoning district, but which is potentially incompatible with other allowed or existing uses and, therefore, is subject to special standards and conditions of use and the approval of the Planning Board.*

SPECIAL USE PERMIT - *A form of land use permitting outlined in Chapter 270, Zoning, of the Code of the Town of Lansing and in Town Law Article 16, as enhanced by this chapter, but with the proviso that the Planning Board be and hereby is empowered to review, approve, or issue special use permits for all telecommunications facilities as set forth in and by this chapter, and any requirements of any local laws or ordinance of the Town requiring otherwise are hereby expressly superseded.*

TCA — *The federal Telecommunications Act of 1996, as now exists and as hereafter amended, supplemented, or re-codified. This includes all aspects of the TCA, including the codification of its provisions within Title 47 of the United States Code.*

TELECOMMUNICATIONS FACILITIES — *Towers, antennae, and accessory structures used in connection with the provision of cellular telephone service, DAS, WAN, personal communications services (PCS), paging services, radio and television broadcast services, Internet and data processing, SMS, and similar broadcast and communication services.*

TOWER — *A structure not intended for human habitation upon which antennae are designed to be located or arrayed. It includes, without limit, freestanding towers, latticework towers, guyed towers, monopoles, and other similar structures which may employ camouflage technology.*

TOWN — *The Town of Lansing, in Tompkins County, New York.*

TOWN BOARD — *The Town Board of the Town of Lansing.*

No response necessary.

§ 119-3. Rules, review standards, and approvals required; special permitting; site planning; documentation required.

- A. *No telecommunications facilities shall hereafter be used, erected, modified, or reconstructed except after the granting of a special use permit and site planning approval by the Lansing Planning Board and in conformity with Chapter 270, Zoning, of the Code of the Town of Lansing and the provisions of this chapter. To the extent any other law or zoning requirement requires, or purports to require, that special*

permitting for telecommunications facilities requires approval or issuance thereof by the Town Board, such provisions are expressly hereby superseded and such power be and hereby is vested in the Planning Board.

Since the Site is located in the R-2 zoning district, Verizon seeks a use variance from the ZBA and site plan approval from the Planning Board.

- B. *No existing structure shall be modified to serve as a telecommunications or telecommunications-related tower unless in conformity with this chapter.***

Not applicable.

- C. *New towers are and shall only be permitted in a RA, B2, or IR zoning districts upon the issuance of a special use permit and the granting of site plan approval by the Planning Board. Telecommunications facilities and towers are not permitted in R1, R2, R3, L1, and B1 zoned areas per Chapter 270, Zoning, of the Code of the Town of Lansing. These requirements are specifically intended to regulate tower placement and not to preclude or regulate wireless and cellular services in the Town.***

Since the Site is located in the R-2 zoning district, Verizon seeks a use variance from the ZBA and site plan approval from the Planning Board.

- D. *Not more than one communication tower shall be permitted on any parcel of land.***

See Exhibit O; the Project so complies.

- E. *Telecommunications facilities under the exclusive control or ownership of a municipal corporation are exempt from Subsection F of this section, immediately below.***

Not applicable.

- F. *In reviewing any applications for any allowed or new telecommunications facilities or tower(s), the Planning Board shall, at a minimum, require that the following application materials and information be submitted for review and, if appropriate, approved, and that the following review and approval standards and criteria be met:***

- (1) *Site location. A proposed location shall receive approval from the Planning Board following satisfaction of the following requirements:***

- (a) *Documentation of the need for the use of the site proposed, including an analysis demonstrating that proposed location is necessary to meet the needs of the applicant's telecommunications system and to provide adequate service and coverage to the intended area. For new towers, it shall also be shown that there is not a technologically feasible and available location on an existing tower or existing high structure or municipal or government-owned structure or property.***

See Exhibit F.

- (b) *“Before” and “after” propagation studies prepared by a qualified radio frequency engineer (signed and sealed by a professional engineer registered in the State of New York) demonstrating existing signal coverage and contrasting such signal coverage against the signal coverage resulting from the proposed telecommunications facilities, together with a “search ring” map overlaid upon an appropriate background map demonstrating the area within which the tower or telecommunications facilities need to be located in order to provide proper signal strength and coverage to the target cell.*

See Exhibit F.

- (c) *Analyses and studies by NYS certified structural engineers showing adequate design and construction parameters for any proposed telecommunications facilities, including calculations and a demonstration that the strength and capacity of the same and all towers are designed to exceed the loading expected and calculated for such telecommunications facility or tower at such location and elevation, including static loading, wind loading, and snow loading.*

See Exhibit N.

- (d) *The applicant shall explain why it selected the proposed site, discuss the availability or lack of availability of a suitable structure within the search ring which would have allowed for co-located antennae and to what extent the applicant explored locating the proposed tower in a more intensive use district. Verification of and delivery of copies of correspondence with other telecommunications companies concerning co-location is a part of this requirement.*

See Exhibit F and Exhibit G. Since there are no existing towers within or in the vicinity of the search ring, there were no existing tower companies with which to correspond.

(2) *Location preference.*

- (a) *Preference shall be given for facilities located in higher-use districts or in higher-intensity-of-use zones (or areas within a given zoning district or area), with the classifications of areas and zones immediately below being arranged from most-preferred applications and locations (top of list) to least-preferred locations (bottom of list), as follows:*

[1] *Small-site locations on existing structures that are not highly visible tall structures.*

See Exhibit F and Exhibit G; small site/cells are not a viable option for this Project.

[2] *Small-site locations on existing tall structures.*

See Exhibit F; small site/cells are not a viable option for this Project.

[3] *Co-location on existing towers or upon property with an existing tower.*

See Exhibit F and Exhibit G; there are no opportunities for co-location in the area.

[4] *Siting upon highly visible tall structures.*

See Exhibit F and Exhibit G; there are no tall structures of sufficient height in the vicinity of the search area to permit co-location.

[5] *Siting upon tall structures.*

See Exhibit F and Exhibit G; there are no tall structures of sufficient height in the vicinity of the search area to permit co-location.

[6] *Siting within industrial areas and districts (IR zones).*

See Exhibit F and Exhibit G; there are no industrial areas or districts in the vicinity of the search area.

[7] *Siting within commercial or business areas and districts not in the Town center area (B2 zones).*

See Exhibit F and Exhibit G. There are no commercial business areas or districts in the search area (although the Project is located adjacent to an existing ice rink).

[8] *Siting in New York State recognized agricultural districts.*

See Exhibit F and Exhibit G. There are no recognized agricultural districts in the search area.

[9] *Siting in agricultural zones or areas (RA zones).*

See Exhibit F and Exhibit G. There are no recognized agricultural districts in the search area.

[10] *Siting in mixed-use residential districts (R3 zones).*

See Exhibit F and Exhibit G. There are no mixed-use residential districts (R3 zones) in the search area.

[11] *Siting in the Town center area properties (B1 zone and mapped surrounding areas).*

See Exhibit F and Exhibit G. There are no Town center area properties (B1 zone and mapped surrounding areas) in the search area.

[12] *Siting in moderate-density residential districts (R2 zones).*

The Project is located in the R2 zone (again, next to an operating ice rink).

[13] *Siting in low-density residential districts (R1 zones).*

The Project is located in the R2 zone (again, next to an operating ice rink).

- (b) *The applicant shall provide an explanation as to how this provision was considered and applied in selecting a site and why a lower-preferred site was selected over a higher-preferred site (if a lower-preferred site was selected). "Small-site" refers, generally, to multiple antennae configurations and arrays that avoid the need for a large tower, such as certain DAS systems or the utilization of telephone pole-mounted antennae.***

See Exhibit F and Exhibit G.

- (3) *Site plan and special permit applications. All site plans shall require the seal of a New York State licensed professional engineer, and all facilities shall meet applicable NYS code requirements, including the applicable safety and other requirements of the NFPA, ANSI, IEEE, and related national code agencies. A fully completed special permit application and site plan prepared to scale in sufficient detail and accuracy shall be provided, and such site plan and related application shall show, at a minimum:***

- (a) *The exact location of the proposed tower, together with any guy wires and anchors, if applicable, and a side elevation of the tower showing the proposed antenna locations or arrays.***

See Exhibit O (Sheet VA100).

- (b) *The maximum height of the proposed tower.***

See Exhibit O (Sheet CA200).

- (c) *A detail of tower type (monopole, guyed, latticed, freestanding, or other) including any appendages, and further including design parameters and mapping for all subsurface improvements.***

See Exhibit O (Sheet CA200).

- (d) *The location, type, and intensity of any lighting on the property, together with a description of all FAA or other lighting requirements, including verification of such description and disclosure by an appropriate qualified engineer, or from the FAA or other authority having jurisdiction, and including a reference to the statute, regulations, or design manuals (or similar authoritative source of such requirements) that shows what lighting requirements are required for the particular telecommunications facilities and towers.*

See Exhibit O (Sheet CA200). No tower lighting is proposed.

- (e) *Property boundaries and names of adjacent landowners.*

See Exhibit O (Sheet VA100).

- (f) *Proof of the landowner’s consent if the applicant does not own the property and a map or other document delineating the scope of any lease or easement allowing or relating to the siting of any improvements or facilities, together with a depiction and description of the access provided to the site.*

See Exhibit I.

- (g) *The location of all other structures on the property and all structures on any adjacent property within 1,000 feet of the property lines, together with the distance from those structures to any proposed tower.*

See Exhibit I.

- (h) *The location, nature and extent of any proposed fencing, landscaping, and screening, together with final grading plans for all facilities and roads, and further including planting plans, access roads, parking areas, and all proposed buildings or structures and their appurtenances.*

See Exhibit O.

- (i) *The location and nature of proposed utility easements and access road, if applicable, including a depiction and description of any aboveground utilities and mapping for all underground utilities, the location, size, and operational parameters of any on-site generators, and the source of any power supplied to the site.*

See Exhibit O (Sheet CA100).

- (j) *A grid or map of all of the applicant’s existing telecommunications facilities and related site areas in the Town, or otherwise located within 50 miles of the proposed tower or telecommunications facilities, together with mapping of all other telecommunications facilities within 50 miles of the proposed site that specifically notes whether any such other*

telecommunications facilities are towers, and which further describes the height of such towers.

The locations of Verizon's adjacent tower location are included in Exhibit F. Since the towers outside of the coverage area are not relevant to the needs and design of the Project, Verizon respectfully requests a waiver of the 50-mile map requirement as permitted in § 270-27A of the Code.

(k) All information regarding the tower and antenna prepared by the manufacturer of the tower or antenna or the applicant, including, but not limited to, the following:

[1] The make and model of the tower to be erected.

Verizon will provide this information following receipt of the zoning approvals, once it completes the required geotechnical analysis necessary to design the tower foundation and it completes its tower procurement process. The geotechnical analysis cannot occur until the Board(s) approve the final location of the tower.

[2] The manufacturer's design data for installation instructions and construction plans.

Verizon will provide this information following receipt of the zoning approvals, once it completes the required geotechnical analysis necessary to design the tower foundation and it completes its tower procurement process. The geotechnical analysis cannot occur until the Board(s) approve the final location of the tower.

[3] The applicant's proposed tower maintenance and inspection procedures and records system.

See Exhibit Q.

[4] Identification of any anti-climb device(s) to be installed.

See Exhibit O.(Sheet CA501). The tower will be surrounded by an 8' fence and will not have climbing pegs within reach of the ground.

[5] Confirmation that the antennae to be mounted on the tower will be operated only at FCC-designated frequencies and power levels.

See Exhibit L.

[6] The design parameters of such tower and antennae, including static, wind, and snow loading capability, together with data

describing the excess capacity and dimensional capabilities capable of supporting future co-location.

See Exhibit N.

- (1) *All proposed signage, provided that no tower or telecommunications facilities shall contain any advertising signs or advertising devices except signage identifying a health or general welfare message and the owner(s) name and contact information, both being solely intended for identification and the protection of the general public.*

See Exhibit O; no signage is proposed.

- (m) *Certification by a licensed New York State structural engineer confirming the structural integrity of the tower design.*

See Exhibit N; the actual tower/foundation design will be finalized post-zoning approval and provided to the Town with the building permit.

- (4) *Height. The Planning Board shall approve the height of each proposed tower and no tower shall exceed 200 feet tall as measured from the average elevation of surrounding terrain (and no build-up of a base or foundation shall increase such allowed height) to the highest point of the tower or its antennae, extensions, or other devices extending above the structure of the tower. In reviewing such issue, the Planning Board shall consider the minimum height necessary for the applicant’s needs. If additional height is requested, the burden shall be upon the applicant to demonstrate that a waiver of this 200-foot limit is required or needed based upon applicable engineering, the need to meet any co-location requirements of this chapter, or to achieve required coverage. However, nothing herein shall require an approval merely because the telecommunications or coverage needs of the applicant are less expensively achieved by one single taller tower as opposed to multiple smaller towers or the installation of telecommunications facilities in other elevated locations. In approving or rejecting such request for any additional height, the Planning Board may take into consideration any other factor it deems reasonable, including lighting requirements and location in relation to known hazards, such as the airport.*

See Exhibit F and Exhibit O; Verizon is proposing a 145’ tower (plus 4’ lightning rod).

- (5) *Co-location. The applicant must examine the feasibility of designing a proposed tower to accommodate future demand for additional facilities and applicants are encouraged (and where allowed, required) to allow co-location upon their towers and provide their towers for use by other providers and carriers at a reasonable fair market value cost or rate. All towers shall, unless impractical or not possible due to engineering or other considerations, be designed for and allow at least two future co-locators to emplace telecommunications facilities and antennae upon the proposed tower, and thus*

all engineering and load capacity data shall delineate the present and future design loading capabilities of the tower design chosen, including static, wind, and snow loads. An applicant shall also be required to present an adequate report inventorying existing towers and telecommunications facilities within a reasonable distance of the proposed site and outline opportunities for co-location with such existing facilities and other preexisting structures as an alternative to new construction. If no such existing facilities or preexisting structures are viable, then the reasons therefor shall be delineated, explained, and clearly stated. The applicant shall be further required to submit a report demonstrating good faith efforts to secure co-location with or upon existing towers, as well as to document the capacity for future co-location for the proposed tower. Written requests for and responses relating to co-location shall be provided to the Town. One or more of these requirements may be waived by the Planning Board if the applicant demonstrates that co-location or future shared usage or co-location upon a proposed telecommunications facility or tower is not feasible and an unnecessary burden, based upon:

- (a) *The number of FCC licenses foreseeably available for the area.*

See Exhibit F and Exhibit G; there is no opportunity for co-location.

- (b) *The number of existing and potential licensees or co-locators without tower spaces or sites.*

See Exhibit F and Exhibit G; there is no opportunity for co-location.

- (c) *Available spaces on existing and approved towers.*

See Exhibit F and Exhibit G; there is no opportunity for co-location.

- (d) *Potential adverse visual impacts of a tower designed for co-location.*

See Exhibit F and Exhibit G; there is no opportunity for co-location.

- (e) *Co-location would exceed the structural capacity of such existing tower and there is no reasonable manner by which the structural capacity of the existing tower may be improved.*

See Exhibit F and Exhibit G; there is no opportunity for co-location.

- (f) *Co-location would cause unavoidable radio frequency interference with other equipment or signals.*

See Exhibit F and Exhibit G; there is no opportunity for co-location.

- (g) *The existing tower or telecommunications facility owner refused to allow co-location despite reasonable and diligent application, and the co-location refusal is not an implied refusal due to a claim of a non-market-based, unfair, or steep price, or facility improvement or study*

costs as may be necessary to ensure safe co-location, or similar fiscal factors.

See Exhibit F and Exhibit G; there is no opportunity for co-location.

- (6) *Fall zones. The applicant must demonstrate a safe fall zone around the tower showing no impacts upon structures or dwellings and adequate setbacks from public highways. The radius of such fall zone must be at least equal to the highest point of the tower and its telecommunications facilities, as measured from the lowest ground-level grade within such height radius, plus 40 feet. If the tower or telecommunications facility is to be attached to an existing structure, then this fall zone requirement may be waived if, upon a case-by-case analysis, it is adequately demonstrated that the waiver of this requirement will not endanger the life, health, safety, or property of any person. Any conditions that are reasonable with respect to the waiver or non-application of these fall zone radii requirements shall be permissible.*

See Exhibit O (Sheet VA101); the tower meets the required 195' fall zone.

- (7) *Setbacks, yardage. All telecommunications facilities shall comply with all setback, frontage, minimum lot size, yardage, and bulk requirements of the underlying zone in which situate. In the event more than one zone's regulations may apply, the more restrictive requirements shall be applied upon a standard-by-standard basis. These standards apply to all major structures of any telecommunications facilities, as well as their supporting parts and appurtenances, such as guy wires, anchors, and accessory structures. In order to safeguard the general public and adjacent properties, all towers shall be set back from all adjacent property lines a sufficient distance to contain on site substantially all ice fall or debris from any tower failures.*

See Exhibit O (Sheet VA101); the Project so complies.

- (8) *Subdivision. No subdivision for the purposes of the present or future siting or emplacement of any telecommunications facilities or tower shall be reviewed as, or classified as, an exempt subdivision under Chapter 235, Subdivision of Land, of the Code of the Town of Lansing (as now exists or as hereafter amended). In the event any subdivision application is submitted or any approval sought for any present, proposed, or future telecommunications facilities, then each and all such lots shall meet minimum lot sizes for the applicable district and all lots upon which any telecommunications facilities are proposed, or upon which such telecommunications facilities shall be sited, shall be sufficiently sized and shaped as to incorporate the entire fall zone within and upon such single lot. In the event this single-lot requirement is impossible to meet, then maximum compliance with this requirement shall be sought and any area of the fall zone not located upon such lot shall be subject to an express easement in a form as approved by the Town.*

Subdivision is not proposed.

- (9) ***Aesthetics. Telecommunications facilities shall be located and their visual effects minimized through careful design and buffering via vegetative screening to the maximum extent which is practical and feasible to help ensure compatibility with surrounding land uses. The following provisions shall serve as guidelines or examples for the Planning Board in considering to how to screen towers:***

- (a) ***Native plants and vegetation consistent with surrounding flora is recommended.***

See Exhibit O (Sheet CA100); the tower compound is surrounded by existing vegetation/trees on the west and south and an existing parking lot to the east.

- (b) ***To screen the base of the tower and accessory structures, a row of deciduous trees or other plants capable of forming a continuous hedge at 10 feet in height within two years of planting located within 25 feet of the tower base and accessory structures shall be recommended, together with other landscaping or buffering as the Planning Board shall reasonably require.***

Given the nature of the adjacent building and the existing landscaping, Verizon has not proposed additional landscaping but is willing to discuss same with the Town.

- (c) ***Within 50 feet of the property boundaries, at least one row of evergreen trees, shrubs or other landscaping or buffering as the Planning Board shall reasonably require, at least four feet high when planted and spaced not more than 20 feet apart for trees, and a lesser and species-specific appropriate amount for shrubs or hedges.***

Given the nature of the adjacent building and the existing landscaping, Verizon has not proposed additional landscaping but is willing to discuss same with the Town.

- (d) ***All trees, plantings, and landscaping shall be maintained and replaced if needed.***

Verizon will so comply to the extent applicable.

- (e) ***Existing on-site vegetation shall be preserved to the maximum extent possible.***

See Exhibit O (Sheet CA100); the Project so complies.

- (f) ***The Planning Board may require that the tower be designed and sited so as to avoid, if possible, application of FAA lighting and painting requirements, it being generally understood that towers should not be***

artificially lighted except as required by the FAA, or when public safety so requires.

See Exhibit O (Sheet CA200); no tower lighting is proposed.

- (g) *The tower shall be of a nonreflective galvanized finish or painted matte grey unless otherwise required by the FAA, and accessory structures should maximize use of building materials, colors, and textures designed to blend with the natural surroundings, including by the use of camouflaging, where appropriate.*

See Exhibit O (Sheet CA200); the tower will have galvanized finish.

- (h) *All towers and accessory structures shall be sited to have the least adverse visual effect on the environment, and having towers camouflaged as to shape, appearance, or coloration is encouraged.*

Verizon has sited the tower in a manner that limits its overall visibility to the extent practicable.

- (i) *All communication cable and utilities, including water, gas, electric, telephony, fiber optic and data lines, and sewer leading to and away from any telecommunications facilities or tower shall be installed underground.*

See Exhibit O (Sheet CA100); the Project so complies.

- (10) *NIER. Certification that the NIER levels at the proposed site are within threshold levels adopted by the FCC.*

See Exhibit L.

- (11) *RFI and general compliance. Certification that the proposed antenna(s) will not cause interference with existing communication devices, or existing radio, television, or telephone reception, and that the tower and attachments meet all state and federal structural requirements for loads, wind, ice, fall down specifications, etc.*

See Exhibit L.

- (12) *FCC licensure. Applicant shall provide a copy of the applicant's FCC license and verification in a form reasonably required by the Town that the applicant has utility status from New York State and the Public Service Commission.*

See Exhibit K.

- (13) *FCC compliance assurances. Verification that the proposed facility will comply with all applicable FCC rules and regulations, and the Town shall impose conditions on the applicant that: the communications antennas be operated*

only at FCC designated frequencies and power levels [and Environmental Protection Agency (EPA) technical exposure limits]; the applicant and owner submit evidence upon approval, and periodically thereafter (but not less than triennially and at the same time as reports are due under § 119-9 hereof), demonstrating that the proposed use is in compliance with such standards. These requirements shall be enforced to the extent permissible under FCC rules, including those affecting cellular and PCS towers based on the environmental effects of radio-frequency emissions.

See Exhibit M; Verizon will comply with all applicable federal regulations.

(14) *Visual EAF. The applicant shall submit a visual environmental assessment form (visual EAF) and a landscaping plan addressing other standards listed within this chapter, paying particular attention to visibility from key viewpoints within and outside of the municipality as identified in the visual EAF. The applicant will also be required to undertake a visual impact assessment which shall include:*

(a) *A description of how the facilities can be blended with the viewshed, including any plans for camouflage, including, but not limited to, simulating the appearance of a tree or other structure depending on the particular context of the proposed location.*

See Exhibit H; Verizon will complete a balloon fly visual analysis after consultation with the Town.

(b) *A zone of visibility map shall be provided in order to determine locations where the tower may be seen.*

Verizon will complete a balloon fly visual analysis after consultation with the Town.

(c) *Pictorial representations of “before and after” views from key viewpoints both inside and outside the Town, including, but not limited to, public highways, local parks, identified important viewsheds or historic properties and sites, other vistas known to be important to the community, and from any other location where the site is visible to a large number of visitors or residents. The Planning Board may determine appropriate key sites at a pre-submission conference with the applicant or upon and after receipt of an application.*

Verizon will complete a balloon fly visual analysis after consultation with the Town.

(d) *Assessment of the visual impact of the tower base, guy wires, accessory buildings, and accessory structures from abutting properties and streets, and on viewsheds known to be important to the community.*

See Exhibit O.

- (e) *The Planning Board is permitted to waive any requirements of this Subsection F(14) which are inapplicable as a result of the applicant proposing a shared use or co-location upon an existing tower or structure.*

Not applicable.

- (15) *Intermunicipal notification. In order to keep neighboring municipalities informed, and to facilitate the possibility of directing that existing telecommunications facilities or a tower in a neighboring municipality be considered for shared use or co-location, the Town shall require that the applicant provide an intermunicipal notification (and proof of delivery thereof) to all neighboring municipalities, whether villages, towns, or counties, together with a general description of the project, a disclosure of the tower height, and all information pertaining to the tower's (or the telecommunications facilities') capacity for future co-location.*

See Exhibit P.

- (16) *Traffic, access and safety.*

- (a) *Access standards may be imposed or required to ensure adequate emergency and service access. Maximum use of existing roads, public or private, shall be made. Construction of pervious roadways (crushed stone, gravel, etc.) is preferred and shall be permitted notwithstanding underlying zoning district regulations which may provide otherwise. Road construction shall, at all times, minimize ground disturbance and vegetation cutting, and road grades shall closely follow natural contours to ensure minimal visual disturbance and reduce potential soil erosion.*

See Exhibit O; Verizon will utilize the existing parking lot for access.

- (b) *All towers and guy anchors, if applicable, shall be enclosed by a climb-proof fence not less than eight feet in height and otherwise sufficiently secured to prevent and protect telecommunications facilities from trespassing or vandalism. All security measures and devices shall be identified, including motion sensing lights, camera systems, lock boxes, and emergency notification systems.*

See Exhibit O (Sheet CA501); the Project so complies.

- (17) *Agricultural data statement and notice of intent. If required, an agricultural data statement shall be submitted, and if the tower or telecommunications facilities are located within, contiguous to, or within a specified distance of an agricultural district mapped by Tompkins County and recognized by the State of New York, Department of Agriculture and Markets, then the applicant shall also be required to file a notice of intent and to supply the Town with all documents, communications, and information submitted, together with any*

replies received from New York State or the Department of Agriculture and Markets.

Not applicable.

- (18) *Emergency response plan and removal. The applicant shall submit any required emergency response plan, if requested by the Planning Board. Additionally, the applicant shall be required to identify the manner in or by which the obligation to remove the tower or telecommunications facilities will be securitized, whether by letter of credit, bonding, escrow deposit or otherwise. Any such proposed form of security shall be subject to review and approval by the Town Board, and in all cases the applicant shall provide detailed calculations supporting the amount of removal costs to be secured, taking into account a reasonable rate of inflation over the proposed useful life of the project. Such calculations shall be sealed by an engineer licensed in New York State. In no case may any removal or related performance bond be issued upon, in conjunction with, or as secured or underwritten upon a direct or indirect indemnity agreement supplied by the applicant or the present or future owner of such tower of telecommunications facility, or any lessor or user thereof. Additional requirements for bonding and removal obligations appear elsewhere in this chapter.*

Verizon will be happy to discuss what is meant by an emergency response plan. See Exhibit M regarding the removal bond. A removal cost estimate is provided.

- (19) *Indemnity agreement. The form of the proposed indemnity and hold harmless agreement shall be submitted for approval and the same shall be approved by the Town Board as to form and content.*

Respectfully, Verizon will not agree to this requirement as such a request is not authorized under applicable law.

Requiring Verizon to both indemnify and name the Town as an additional insured (the “**Indemnification/Insurance Requirement**”) is both beyond the lawful authority of the Town to impose and/or is otherwise unenforceable.

As summarized below, the Indemnification/Insurance Requirement is not legally valid because a right to indemnification requires a contractual relationship and there is no valid contractual relationship between Verizon and the Town of Lansing. Further, the Indemnification/Insurance Requirement is not a valid exercise of the Town’s zoning authority because Indemnification/Insurance Requirement is not reasonably related to the proposed wireless telecommunications facility, and is not uniformly required for other zoning approvals, including for other public utilities.

(1) Invalid Contract

The Indemnification/Insurance Requirement requires Verizon to provide a “written statement” agreeing to indemnify the Town, the Planning Board and/or

the Zoning Board of Appeals. The right to indemnification arises from a contract. *Putvin v. Buffalo Elec. Co.*, 5 N.Y.2d 447, 454 (1959); *McDermott v. City of New York*, 428 N.Y.S.2d 643, 646 (1980). This is reflected in the language of N.Y. GEN. OBLIG. LAW §5-322.1 (McKinney 2009), which describes an indemnification agreement as “a covenant, promise, agreement or understanding in, or in connection with ... a contract ... purporting to indemnify.” Here there is no contractual relationship between the Town and Verizon; therefore, there can be no indemnification.

Moreover, even if there was a contractual relationship, a contract required by the Town Code would be invalid because there is insufficient consideration for indemnification. See RESTATEMENT (SECOND) OF CONTRACTS §17 (1981). Here, the only consideration for a contract of indemnity would be that the Town approval of Verizon’s application for the zoning approvals necessary to construct the Project. This is plainly insufficient. See e.g. N.Y. ST. COMP., 1969 No. 69-813 (a town cannot enter an agreement with an applicant for a special permit whereby the applicant agrees to waive a reduction of assessment in consideration of the issuance of the special permit).

(2) Invalid Town Code Requirement

The Indemnification/Insurance Requirement is also an unlawful abuse of the Town’s zoning authority.

Regarding Indemnification/Insurance Requirement, the Town may not require the agreement of the applicant to protect the Town against loss due to future proceedings stemming from a zoning approval. See 1984 N.Y. OP. ATT’Y GEN. (Inf.) 80 (a town cannot condition approval of special use permits, variances, subdivisions and similar zoning approvals on the applicant’s agreement to reimburse the town for its legal expenses, including attorneys’ fees, costs, and disbursements in the event that an Article 78 proceeding is brought by neighbors or other interested parties attacking the town’s determination). Such a requirement is an invalid exercise of a town’s legislative authority given that a town’s power to “attach conditions to its approval of a zoning application ... is limited [to conditions that are] reasonable and ... relate only to the proposed use of the property.” *Id.* Requiring Verizon to indemnify the Town does not meet this test and is “too indefinite and uncertain as to be deemed reasonable” See 1984 N.Y. OP. ATT’Y GEN. (Inf.) 80; *Peckham Industries, Inc. v. Ross*, 306 N.Y.S.2d 1006, 1009 (1970). The Town may not impose a condition to protect itself from legal expenses resulting from the grant of zoning approvals. Unreasonable or improper requirements such as the one in question are subject to annulment and as such, are unenforceable. *Voetsch v. Craven*, 48 A.D.3d 585, 586 (2008).

Furthermore, unless the Town imposes the Indemnification/Insurance Requirement on other applicants for zoning and/or land use approvals (and in particular other public utilities), it would appear that the Indemnification/Insurance Requirement is arbitrary and capricious because it imposed only on wireless telecommunications providers.

For the reasons set forth above, the Indemnification/Insurance Requirement is both unlawful and unenforceable.

- (20) ***Other. Within the scope of FCC rules and the TCA, the Planning Board shall have the authority to require appropriate camouflaging and to impose such other reasonable conditions and restrictions as are directly related or incidental to the proposed telecommunications facilities special use permit or site plan, or to general public health, safety, or welfare issues implicated by such permit, plan, or application.***

No response necessary.

§ 119-4. Modifications of existing towers and facilities.

- A. ***Modifications to existing telecommunications facilities are permitted and shall require a special use permit upon application to the Planning Board.***

Not applicable.

- B. ***The review shall be nondiscretionary and ministerial and the Planning Board shall issue such special use permit if the applicant meets the following criteria:***

- (1) ***The proposed modification involves the co-location of new transmission equipment, or the removal or replacement of transmission equipment.***

Not applicable.

- (2) ***The proposed modification does not substantially change the physical dimensions of any tower or base station, and does not exceed the 200 feet height restrictions set forth in this chapter, or such greater height limit as may have been set for the tower or communications facility in question based upon the standards contained in this chapter.***

Not applicable.

- (3) ***An applicant intending to co-locate with an existing tower shall be required to document written permission from an existing tower owner to co-locate.***

Not applicable.

- (4) ***The Planning Board shall have the authority to: require disclosure of such matters as may be important to public safety or the structural integrity and capacity of the telecommunications facilities upon which co-location is proposed; impose only such reasonable conditions as are directly related to and incidental to the proposed modification; but in both such and in all other cases, due regard for and compliance with the rules for an “Eligible Facilities Request,” as set forth in the Middle Class Tax Relief and Job Creation Act of 2012, shall be adhered to.***

Not applicable.

§ 119-5. General review standards.

In reviewing any application hereunder, the Town may apply site plan and special permitting rules and standards as set forth in New York State law and the laws and ordinances of the Town, and the Town shall also adhere to the requirements of the TCA, including, at a minimum, the following requirements:

- A. The Town shall not unreasonably discriminate between providers of equivalent or near equivalent services.***

No response necessary.

- B. The Town shall not prohibit or “effectively prohibit” the provision of the service.***

No response necessary.

- C. The Town shall act on all requests within a reasonable time, taking into account the nature and scope of the request, including in accord with applicable FCC “shot clock” rules.***

No response necessary.

- D. All denials must be in writing and based upon substantial evidence, fairly applied.***

No response necessary.

- E. The Town may not regulate radio frequencies or address potential health effects of radio emissions, but may require verification of and compliance with FCC and EPA rules and license, permit, or spectrum allocation rules or conditions.***

No response necessary.

- F. All co-location rules pertaining to approvals for an “Eligible Facilities Request” as set forth in the Middle Class Tax Relief and Job Creation Act of 2012 shall be adhered to by the Town.***

No response necessary.

§ 119-6. Removal of obsolete and unused telecommunications facilities.

- A. The applicant shall agree, in writing, to remove all telecommunications facilities (including tower or antennas) and restore the site to its original condition, and shall incur all expenses therefor, if the facility becomes obsolete or ceases to be used for its intended purpose for 120 days. Removal of such obsolete or unused facilities and restoration of the site to its original condition shall take place within 30 days of receipt of written notice from the Town. Such agreement shall also include a commitment by the applicant to impose a similar obligation to remove any unused or obsolete facilities upon any person subsequently securing rights to co-locate on the tower or in relation***

to any telecommunications facility (including the land or lot upon which any of the foregoing are situated).

See Exhibit N.

- B.** *As security for the performance of the requirements set forth above, the applicant shall, upon the granting of approval under this chapter and prior to the installation of any telecommunications facilities, execute and file with the Town Clerk a bond or other form of security or undertaking which shall be approved as to form, manner of execution, and sufficiency for surety by the Town Board and Town Engineer. Any bond or guaranty shall be provided by or placed with a solvent surety corporation duly licensed in the State of New York. Such bond or undertaking shall be conditioned upon the faithful performance of the provisions of this chapter, and in the event of default the bond or undertaking shall be forfeited to the Town, which shall be entitled to maintain an action thereon. The bond or undertaking shall remain in full force and effect until the removal of all telecommunications facilities, including the tower, antennas, and accessory structures, and all site restoration has been completed. The value of the bond shall be equal to 125% of the cost of demolition and restoration of the site, as determined by the Town Engineer, and no such decommissioning or removal bond shall be secured by an indemnity agreement with the applicant or any party affiliated with the applicant.*

See Exhibit M; Verizon will so comply.

- C.** *At least once every three years after any approval or permit is issued by the Town and concurrently with the certification or report required by § 119-9 in this chapter, the applicant or then future owner or operator of the telecommunications facility shall provide updated certified cost estimates for removal of all telecommunications facilities and all site restoration, and if the resulting 125% cost requirement shows that the existing security or bond is monetarily insufficient, then the owner shall update such bond or undertaking, or see to its replacement or supplementation in an amount to equal such updated 125% cost number.*

Verizon will so comply.

§ 119-7. Emergency service co-location.

All essential emergency services will be given access to obtain necessary space or service on the tower at no cost (other than installation and maintenance). This provision shall be enforceable only to the maximum extent permitted by applicable law and in all cases this provision shall be presumed valid and the burden of proof shall be to establish the contrary by clear and convincing evidence.

Verizon routinely provides space on its towers for emergency communications equipment to the extent such equipment does not interfere with Verizon equipment.

§ 119-8. Reimbursement for expenses. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. 1)]

Each application shall include application fees, engineering review fees and legal fees in the amount as set by resolution of the Town Board from time to time or as outlined in (or updated by) the Town's fee schedules.² The Town may also retain such technical consultants as it deems necessary to provide assistance in the review of the site location alternative analyses, the environmental review of the project, and any engineering reviews pertaining to building permits or structural designs, structural integrity, and the feasibility of any modifications or the carrying capacity of any tower for co-location of any antennas or other appurtenances. The applicant shall bear the reasonable costs associated with such consultations, which costs shall be assessed as an additional application fee. In no case shall the total fees and charges payable by an applicant be more than 5% of the total project cost as determined for building permit fee assessment purposes, but SEQRA costs shall not count towards such 5% limit and shall be separately assessable pursuant to the statutes and regulations of SEQRA.

Verizon will so comply to the extent authorized by law.

§ 119-9. Triennial reporting required.

The applicant or its successors or assigns shall file with the Town on the second day of January of the third year following approval of the telecommunications facility, and upon every third anniversary thereafter, a written report certifying that the applicant or its successors or assigns are complying with maintenance and inspection procedures; recordkeeping systems, and that the subject telecommunications facility is not a hazard or a threatened hazard to the health and safety of the public. Such report and conclusions must be provided and sealed by a New York State licensed professional engineer. Any unsafe condition revealed by such report shall be immediately remedied. If no report is provided and such failure to provide a report continues unabated for any three-hundred-sixty-day period, then such fact shall be and be deemed an abandonment of the telecommunications facilities in question, and the Town may require the dismantling and removal of such telecommunications facilities, including under the terms of any removal or related bonds. Further, any failure to provide such written report within 30 days of request therefor by the Town is and shall be deemed and construed as a violation of this chapter.

Verizon will so comply to the extent such provisions are enforceable under applicable law.

§ 119-10. Exemptions.

The following types of telecommunications facilities are not subject to the provisions of this chapter:

- A. *Satellite dishes and antennas, and similar devices, used solely for on-site residential household television and radio reception and involving a structure with a size or height not exceeding the minimum exemptions listed in OTARD rules.***

Not applicable.

² Editor's Note: Fee schedules are on file in the Town office.

B. *Satellite antennas measuring two meters or less in diameter and located in commercial districts.*

Not applicable.

C. *Radio antennas and related apparatus for noncommercial personal use regulated by the FCC for licensed amateur radio operation, so long as:*

(1) *Facilities and antennae are within exemption or preemption as-of-right use levels promulgated by the FCC;*

Not applicable.

(2) *Facilities and antennae meet any requirements of applicable building codes; and*

Not applicable.

(3) *No such facility or antennae are located more than 200 feet above ground level.*

Not applicable.

D. *Lawful or approved uses existing prior to the effective date of this chapter; however, no telecommunications facility shall be modified unless in conformity with this chapter, and no nonconforming use may be expanded except in accord with Chapter 270, Zoning, of the Code of the Town of Lansing and applicable law.*

Not applicable.

E. *Telecommunications facilities may be repaired and maintained without restrictions.*

No response necessary.

§ 119-11. *Environmental review requirements.*

A Full “Long Form” Environmental Assessment Form (FEAF) shall be completed and submitted with all applications under this chapter, pursuant to the provisions of the State Environmental Quality Review Act and its implementing regulations found at 6 NYCRR Part 617. All applications for siting any tower or ground station shall be and be deemed Type I Actions. If the environmental review of the FEAF indicates that the proposed activity may produce actual or potential moderate or significant environmental impacts or consequences, then the Town Board shall require that a Draft Environmental Impact Statement be submitted by the applicant. Notwithstanding the foregoing, if a co-location or related application meets the standards for qualifying as an “Eligible Facilities Request,” as set forth in the Middle Class Tax Relief and Job Creation Act of 2012, then the matter may be classified as a Type I, Unlisted, or Type II Action, per the requirements of SEQRA and its implementing regulations.

See Exhibit H.

§ 119-12. *Penalties for offenses.*

A. *The Town’s Code Enforcement Officer is authorized to investigate any noncompliance (or complaints of such violation of noncompliance) with the requirements of this chapter, to issue appearance tickets for any violation of this chapter or any permit or approval requirements or conditions, to recommend the commencement of civil enforcement or related proceedings to the Town Board, and to order, in writing, the remedying of any condition or activity found to exist in, on, or about any telecommunications facility, tower, building, structure, or premises in violation of this chapter. Upon finding that any such violation exists, the Code Enforcement Officer may issue a compliance order, which compliance order shall comply with the requirements of Executive Law § 382 and served accordingly. The person so served shall come into compliance with this chapter within the specified period of time as set forth in the compliance order, and any failure to do so shall be a violation of this chapter. Any failure to comply with the terms and requirements of this chapter, or the requirements and conditions of any permit or approval issued hereunder, is hereby also declared to be a violation of this chapter. All violations of this chapter are hereby declared to be illegal and subject to civil penalties and criminal sanctions as herein set forth.*

No response necessary.

B. *All provisions of New York law generally applicable to misdemeanors shall apply to any criminal proceeding brought under this chapter, and each such misdemeanor shall be an unclassified misdemeanor. The following civil penalties and criminal fines and sanctions shall apply violations of this chapter:*

(1) *First violation. Any person that violates any of the provisions of this chapter shall be: i) guilty of an unclassified misdemeanor and subject to a fine of not more than \$1,500, or ii) subject to a civil penalty of not more than \$2,500 to be recovered by the Town in a civil action. Every such person shall be deemed guilty of a separate offense for each week that such violation, disobedience, omission, neglect or refusal shall continue. Similarly, a separate civil penalty shall apply and be assessable for each week that such violation, disobedience, omission, neglect or refusal shall continue.*

No response necessary.

(2) *Second violation. Any violation that is found to have occurred within two years of any prior civil or criminal determination of any other violation of this chapter shall be deemed a second violation. Any person that commits or permits any second violation shall be: i) guilty of an unclassified misdemeanor and subject to a fine of not more than \$2,500, or ii) subject to a civil penalty of not more than \$5,000 to be recovered by the Town in a civil action. Every such person shall be deemed guilty of a separate unclassified misdemeanor for each week that such violation, disobedience, omission, neglect, or refusal shall continue. Similarly, a separate civil penalty shall apply and be assessable for each week that such violation, disobedience, omission, neglect, or refusal shall continue.*

No response necessary.

- (3) *Third and subsequent violations. Any violation that is found to have occurred within two years of any prior civil or criminal determination of any second violation of this chapter shall be deemed a third or subsequent violation, as applicable. Any person who commits or permits a third or subsequent violation shall be: i) guilty of an unclassified misdemeanor and subject to a fine not more than \$5,000 and a period of incarceration not to exceed 60 days, or ii) subject to a civil penalty of not more than \$10,000 to be recovered by the Town in a civil action. Every such person shall be deemed guilty of a separate unclassified misdemeanor for each week that such violation, disobedience, omission, neglect or refusal shall continue. Similarly a separate civil penalty shall apply and be assessable for each week that such violation, disobedience, omission, neglect, or refusal shall continue.*

No response necessary.

- C. *An action or proceeding may be instituted in the name of the Town in any court of competent jurisdiction to prevent, restrain, enjoin, correct, enforce, or abate any violation of, or nonconformance with any provision or requirement of this chapter or the terms and conditions set forth in any permit or approval issued hereunder. In any such proceeding the Town shall not be required to: i) prove the lack of an adequate remedy at law; or ii) post a bond or other undertaking as a condition or requirement for any preliminary, interim, or permanent restraining order or injunction. No such action or proceeding shall be commenced without the appropriate authorization from the Town Board.*

No response necessary.

- D. *For purposes of this chapter, the Justice Court of the Town is hereby vested and imbued with jurisdiction to: i) issue administrative or other warrants in compliance with the New York Criminal Procedure Law and administrative codes of the State of New York; and ii) hear and adjudicate allegations relating to the criminal or civil violation of this chapter and to thereafter, if appropriate, impose any fine, penalty, or sanction. All criminal matters arising under this chapter shall be and be deemed unclassified misdemeanors, including for purposes of jurisdiction.*

No response necessary.

- E. *No remedy or penalty specified in this chapter shall be the exclusive remedy available to the Town to address any violation of, or noncompliance with, the requirements of this chapter. The rights and remedies of the Town are independent of each other and cumulative. The grant of any right or remedy in this chapter is in addition to, and not in limitation of or substitution for, any other right or remedy of the Town, whether sounding in law, equity, or admiralty. Further, the election by the Town of any one right or remedy does not forestall or prevent the simultaneous or future election of any other right or remedy.*

No response necessary.

§ 119-13. Indemnification.

To the maximum extent permitted by law, the applicant shall execute an agreement indemnifying and holding the Town harmless from any and all liabilities, claims of personal injury, or property damage arising out of or in any way related to the installation and operation of the tower and its accessory structures and facilities. Further, the Town, and its officers and agents shall not be liable or responsible for any injuries to persons or damages to property due to the Town’s actions, or failures to act, under or pursuant to this chapter unless it is proven to a reasonable degree of certainty that such injury or damage was solely caused by a willful or intentional act of the Town or its officers and agents. This provision shall be construed and applied to the maximum extent permitted by law, and does not create any theory or claim of liability where none exists at law or in equity.

As discussed on pgs. 17-19 above, the Indemnification/Insurance Requirement is not legally valid because a right to indemnification requires a contractual relationship and there is no valid contractual relationship between Verizon and the Town of Lansing. Further, the Indemnification/Insurance Requirement is not a valid exercise of the Town’s zoning authority because Indemnification/Insurance Requirement is not reasonably related to the proposed wireless telecommunications facility, and is not uniformly required for other zoning approvals, including for other public utilities.

§ 119-14. Construction. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

All nouns and pronouns shall be construed in the singular, plural, masculine, feminine, or neutered context when the provisions hereof so demand or admit. Words shall have their defined meanings and all words shall have standard meanings as applied within the context of the clause in which such terms appear. Subject headings are for convenience and shall not be construed or applied to limit or restrict the subject matter and terms appearing under such subject heading. Whenever any reference is made to any section of law or regulations, such reference shall be interpreted to include such law or regulation as later amended, renumbered, or re-codified, and a mere typographical citation error shall not be given effect.

No response necessary.

§ 119-15. Savings.

In the event any existing or hereafter adopted federal or state law restricts the ability of the Town to review or regulate any telecommunications facility or tower, then the provisions hereof shall be read in harmony with such restrictions or limitations and applied to the maximum extent permitted under applicable law or in the face of preemption by a superior sovereign.

No response necessary.

EXHIBIT D**PROOF OF COMPLIANCE WITH THE TOWN OF LANSING REQUIREMENTS FOR SITE PLAN APPROVAL AS SET FORTH IN § 270-27(F)-(H) OF THE ZONING CODE**

As discussed in Exhibit B, the legal standard applicable to Verizon is the standard afforded to public utilities, rather than the standard to be generally applied. As demonstrated below, the Project also complies with the Town requirements for site plan approval. The applicable Town requirements are outlined in bold italicized type, followed by Verizon's response in regular type.

F. Site plan review submittals.***(1) Submission of application materials.***

- (a) Applicants must submit a complete site plan review application, including all applicable materials as described in the site plan review checklist, which may be obtained from the Department of Planning and Code Enforcement, as well as the following:***

[1] Evidence of site control or owner's authorization.

See Exhibit I.

- [2] Statement of intent that describes the project. If the development is to be staged, a general indication of how the staging is to proceed; any project that requires more than 36 months to construct shall be staged. Whether or not the development is to be staged, the preliminary plan shall show the intended total project.***

See Exhibit A; once construction is started, the Project shall take approximately 3-6 months to construct.

- [3] A statement as to proposed sources of water supply and method of sewage disposal to include a statement as to who will own the water and sewer systems, a conceptual layout of each system, whether necessary districts are formed or are in process, the receiving sewage treatment plant, the lines, dimensions, and purpose of all utility easements, including properly placed fire hydrants and preliminary design of bridges and culverts.***

Not applicable.

- [4] A site plan, drawn to a scale no smaller than one inch equals 30 feet, on one or more sheets, stamped by a New York State licensed architect, landscape architect, engineer, or surveyor.***

- 2 -

See Exhibit P.

- (b) *An environmental assessment form as required by SEQRA.*

See Exhibit I.

- (c) *Additional application materials may be required by the Board. Depending on the scope and complexity of the project, the Board has the discretion to require applicants to engage the services of licensed design professionals and other experts such as architects, landscape architects, engineers, ecologists, or surveyors.*

No response required.

- G. *Application procedure for site plan review for certain farm operations. The applicant for site plan review and approval shall submit the following:*

- (1) *Application form and fee.*

The required forms and application fees were submitted on time.

- (2) *Name and address of the applicant and any professional advisors.*

See Exhibit O.

- (3) *Evidence of site control or owner's authorization.*

See Exhibit I.

- (4) *Sketch of the parcel on a location map (e.g., tax map) showing boundaries and dimensions of the parcel of land involved and identifying contiguous properties and any known easements or rights-of-way and roadways depicting:*

- (a) *Existing features of the site including land and water areas, water or sewer systems and the approximate location of all existing structures on or immediately adjacent to the site.*

See Exhibit O (Sheet CA100).

- (b) *The proposed location and arrangement of buildings and uses on the site, including means of ingress and egress, parking and circulation of traffic.*

See Exhibit O (Sheet CA100).

- (c) *The proposed location and arrangement of specific land uses, such as pasture, crop fields, woodland, livestock containment areas, or manure storage/manure composting sites.*

See Exhibit O (Sheet CA100).

- (d) *Any proposed building, structure, or sign, including exterior dimensions and elevations of front, side and rear views. Include copies of any available blueprints, plans or drawings.*

See Exhibit O (Sheet CA200).

- (5) *Provide a description of the farm operation (existing and/or proposed) and a narrative of the intended use and/or location of proposed buildings, structures, and/or signs, including any anticipated changes in the existing topography and natural features of the parcel to accommodate the changes.*

Not applicable.

- (6) *If any new structures are going to be located within 100 feet of a stream or wetland provide a copy of the floodplain map and wetland map that corresponds with the boundaries of the property.*

See Exhibit O (Sheets VA100-VA101).

H. *Project review criteria. In reviewing an application for approval of a site plan, the Planning Board will be guided by the existing characteristics and conditions of the site and its surroundings, by particular design objectives of the applicant, by the quality and distinctiveness of the proposal, by avoidance or mitigation of any negative impacts, in accordance with Article VIII: Site Development Standards. Unless waived or otherwise modified by Planning Board resolution as specified below, each site plan for a proposed land use activity shall conform to the general standards listed in this Subsection H, as applicable, and to any other requirements specifically related to a particular site as may be identified and described in writing by the Planning Board.*

- (1) *Stormwater drainage. Adequacy of stormwater and drainage facilities, and a stormwater drainage plan shall be provided. Natural drainageways shall be used to the fullest practicable extent. The amount of stormwater draining onto or across adjacent properties shall not be increased. Any activity disturbing more than one acre of land shall be required to obtain an SPDES Stormwater Phase II Construction Permit from the New York State Department of Environmental Conservation.*

See Exhibit O (Sheet CA120); the Project so complies.

- (2) *Erosion control. Developments on soils which may erode, or on slopes greater than 10%, shall include a sediment and erosion control plan designed to minimize erosion during construction and after construction has been completed and consideration, where feasible, of:*

- (a) *Avoiding construction upon or disturbances of hydric soils;*

See Exhibit O (Sheet CA120); the Project so complies.

- (b) *Avoiding impervious surfaces in favor of pervious surfaces;*

See Exhibit O (Sheet CA120); the Project so complies.

- (c) ***Using bioengineering techniques rather than traditional construction methods to manage water and stormwater on site;***

See Exhibit O (Sheet CA120); the Project so complies.

- (d) ***Avoiding the crossing of streams and ditches with roads and driveways; and***

See Exhibit O (Sheet CA120); the Project so complies.

- (e) ***Establishing buffers along streams and other watercourses.***

See Exhibit O (Sheet CA120); the Project so complies.

- (3) ***Off-street parking. Location (reverse frontage preferred), arrangement, appearance and sufficiency of off-street parking and loading. Parking areas, if any, shall be adequate in terms of area, safe access thereto and surface water drainage.***

See Exhibit O (Sheet CA100); adequate parking is provided.

- (4) ***Water and sewer facilities. Adequacy of water supply and sewage and waste disposal facilities, and the type and design of any water supply and sewage disposal system, shall be approved by appropriate jurisdictions. Calculations of the existing and estimated increased loads on the system may be required. When the proposed source of water is groundwater, consideration of well and pump tests, the amount of any water proposed to be used, the proposed sequestration of any amount of water, and water or hydro-geological studies to determine the impact of the proposed withdrawal of groundwater on surface waters, surface water flows, aquifers, aquifer capacity and recharge rates, and existing users of the same supply of water, are appropriate matters for review in the discretion of the Planning Board where issues concerning groundwater quality and quantity have been documented.***

Not applicable.

- (5) ***Driveways, pedestrians, and traffic. Safe and convenient pedestrian and bicycle access and circulation, including provision for bicycle parking facilities and sidewalks along public thoroughfares, unless applicant demonstrates that a sidewalk is not feasible due to site constraints. Adequacy and arrangement with vehicular and nonvehicular traffic access and circulation, walkway structures, control of intersections with vehicular traffic, and overall pedestrian safety and convenience, including the adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls, as well as adequacy of fire lanes and other emergency zones. Access and egress driveways shall be clearly defined and no more than 35 feet wide unless otherwise permitted by the NYSDOT, Tompkins***

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County, or the Town of Lansing. Analysis of the project's impact on parking and traffic may be required, including sight lines at curb cuts.

Not applicable.

- (6) *Site lighting. All lighting to be used on a building or site shall be installed in accord with any Town lighting requirements and in a manner as will prevent glare on adjacent properties and roads. Wherever practical, luminaires shall provide for glare-free, downward directed, and shielded lighting as promotes the dark-sky standards of the International Dark-Sky Association ("IDA"), Tucson, Arizona, including, for example, meeting the goals and standards expressed in the "Outdoor Lighting Ordinance and Community Standards" Information Sheet No. 172 and the IDA "Outdoor Lighting Code Handbook." Excessive lighting for promotional or commercial visibility purposes shall be discouraged.*

See Exhibit O (Sheet CA500); a single 25W timer operated work light is proposed to provide lighting for technicians working in low light conditions.

- (7) *Off-site impacts. Potential off-site impacts such as noise, odor, excess or heavy vehicle traffic, and vibration shall be identified and proposed measures to mitigate adverse impacts on adjacent property and the surrounding neighborhood shall be submitted.*

Not applicable.

- (8) *General improvement plan. Location, arrangement, size, design and general site compatibility of buildings, lighting, and signs. Sign size and location shall comply with Chapter 210, Signs, of the Code of the Town of Lansing.*

See Exhibit O (Sheet CA100).

- (9) *Trees and shrubs. Adequacy, type and arrangement of trees, shrubs and other landscaping, including, where practical, a focus upon the maximum retention of existing vegetation and considerations of visual and noise-deterring buffers between the proposed use and adjoining uses or properties.*

See Exhibit O (Sheet CA100).

- (10) *Roads and walks. Roads, pedestrian walks, and open space for play areas and informal recreation shall be designed as integral parts of an overall site design, be properly related to existing and proposed buildings, roads and pedestrian ways, and be appropriately landscaped.*

Not applicable.

- (11) *Other regulations. All other applicable state, county and local laws, ordinances and regulations shall be complied with. These include, but are not limited to, Zoning, Signs, Subdivision Regulations, Stormwater Management, Code Enforcement Local Law, and the State Environmental Quality Review Act.*

To our knowledge, the Project complies with all applicable laws.

- (12) ***Impacts on unique or critical resources. Impacts upon agricultural resources, unique natural areas, critical environmental areas, wetlands, flood hazard zones, other unique topological, cultural, historical, and archeological areas, including scenic resources identified in the Lansing Natural Resources Inventory and Scenic Resources Inventory, and general consistency with the Town's Comprehensive Plan.***

The Project will provide much-needed wireless telecommunications service to the area from a location that will minimize overall impact to the extent practicable.

- (13) ***Public services. Consideration of any needed or desirable public services and public service impacts, including upon the availability of fire hydrants, and emergency medical services, streetlighting, schools and educational services, and public transportation services and plans.***

The Project will enhance communications capability for public service agencies.

- (14) ***Handicap accessibility of buildings, pathways, and parking in accordance with ADA standards.***

Not applicable.

- (15) ***For new construction of multiple-unit dwellings, commercial, industrial, and retail and service uses, adequate and appropriately located facilities for the storage and collection of solid waste and recyclable materials shall be required. Developers of new commercial and mixed-occupancy buildings must design a waste management system that can support the needs of any allowable use in the building, including those uses that could result in maximum garbage generation. Screening of these facilities, as well as other actions relating to the appearance of the facilities, may be required in accordance with Article VIII: Site Development Standards.***

Not applicable.

- (16) ***Shielding or reduction of noise from mechanical equipment and other sources to the extent reasonably practicable.***

The only noise created at the Site will be the proposed generator (that will only be in use once per week for an hour and when the power supply is interrupted).

- (17) ***Screening or architectural integration of a building's or structure's exterior mechanical equipment.***

Not applicable.

- (18) ***Additional information. The Planning Board may consult with any other Town board, commission, department, agency and/or official it deems advisable. It***

may also engage the services of engineers, planners, or other professionals to aid in the review process. All costs incurred by the Board for such professional services shall be reimbursed to the Town by the applicant.

No response necessary.

EXHIBIT E

PROOF OF COMPLIANCE WITH THE TOWN OF LANSING REQUIREMENTS FOR SPECIAL USE PERMITS AS SET FORTH IN § 270-36 OF THE ZONING CODE

As discussed in Exhibit B, the legal standard applicable to Verizon is the standard afforded to public utilities, rather than the standard to be generally applied. As demonstrated below, the Project also complies with the Town requirements for special use permits. The applicable Town requirements are outlined in bold italicized type, followed by Verizon's response in regular type.

§ 270-36. Special use permits (SP).

A. General requirements. Authorization for any special use permit shall be obtained from the Town Board, or such other agency as may be specified in this chapter. Such authorization shall be conditioned on provision of adequate safeguards to protect the health, safety and general welfare of the public and to mitigate possible detrimental effects on land value and upon adjacent property. To this end, before a special use permit is authorized, the Town Board shall determine, after a duly advertised public hearing, whether the following general requirements will be complied with, as well as any other applicable requirements for certain specific land uses or activities as may be set forth in § 270-36B of this chapter. To authorize a special permit, the Town Board must find:

(1) That the proposed land use or activity is to be located, constructed, and operated so that the public health, safety and general welfare will be protected.

See Exhibit F, Exhibit G and Exhibit O. The Project is located where necessary to deliver reliable wireless telecommunications service to the area.

(2) That the existence of the proposed land use or activity will not cause substantial injury to the value of other property in the surrounding neighborhood.

Reliable wireless telecommunications service in the area will enhance the value of surrounding properties.

(3) That adequate landscaping and screening is to be provided.

See Exhibit O; given the surrounding landscaping, adequate landscaping has been provided.

(4) That adequate off-street parking and loading is provided and the ingress and egress are so designed as to cause minimum interference with traffic on abutting roads.

See Exhibit O (Sheet CA100); adequate off street parking is provided.

- (5) *That the proposed land use or activity will not result in excessive erosion and will not increase the volume or velocity of surface water runoff onto abutting properties.*

See Exhibit O; the Project so complies.

- (6) *That any proposed water and/or sewage disposal system is determined by appropriate jurisdictional authority to be adequate.*

Not applicable.

- (7) *That vibration, glare, odor, heat or noise anticipated from the proposed use can be mitigated.*

The Project will not create material levels of vibration, glare, odor, heat or noise.

B. *Specific requirements. In addition to the general requirements for a special use permit, as set forth in § 270-36A above, the specific requirements for certain land uses or activities, as set forth in this § 270-36B (and its subsections) shall also be complied with.*

- (1) *Site plan review required. The application for any use which requires a special use permit, and for which site plan review is required as specified in Schedule I,³ shall be referred by the Code Enforcement Officer to the Planning Board for review in accordance with the provisions of § 270-27 of this chapter. A special use permit for such use shall not be authorized by the Town Board until a recommendation from the Planning Board has been made. If such Planning Board recommendation has not been made within 30 calendar days from the date of referral of the application, the Town Board may act without such recommendation.*

Not applicable.

- (2) *Kennel; animal boarding. Permitted when:*

- (a) *Such facility is designed so that outdoor pens and exercise runs, if any, are located at least 100 feet from any property line.*

Not applicable.

- (b) *Such facility is designed and operated so that it does not produce noise or odors that disturb adjoining property.*

Not applicable.

- (3) *Veterinary hospital. Permitted when:*

³ Editor's Note: Schedule I is included as an attachment to this chapter.

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- (a) *The facility is completely enclosed and there are no open or outdoor boarding or exercise facilities.*

Not applicable.

- (b) *There is no outdoor storage of refuse, feed or other materials and no on-site incineration of refuse.*

Not applicable.

- (c) *Such facility is designed and operated so that it does not produce noise or odors that disturb adjoining property.*

Not applicable.

- (4) *Sexually oriented business; establishment. Permitted when such facility is in compliance with existing local ordinance on adult entertainment which is incorporated herein by reference.⁴*

Not applicable.

- (5) *Communication tower for the commercial reception or transmission of electronic signals. Permitted when such activity or facility is in compliance with Chapter 119, Communications Towers, of the Code of the Town of Lansing. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]*

See Exhibit D.

C. Procedure for special use permit.

- (1) *Application. Application for a special use permit shall be made to the Code Enforcement Officer, who shall refer it to the Planning Board for consideration. The Planning Board shall, within 30 days after receipt of a completed application and all information requested of applicant, make recommendations thereupon and refer the matter to the Town Board for final decision.*

See Exhibit D.

- (2) *Materials to be submitted. An application for a special use permit shall be accompanied by any written and graphic material which the applicant feels will best support and illustrate the request. Additional information might be requested by the Planning Board and/or Town Board in reaching its determination. Information to be submitted for site plan review is specified in § 270-27E(2) of this chapter.*

⁴ Editor's Note: Said Adult Entertainment Ordinance is included as an attachment to this chapter.

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No response necessary.

- (3) ***Public hearing and decision.*** *The Town Board shall conduct a duly advertised public hearing within 62 days from the day an application is received. The Town Board shall decide upon the application within 62 days after the hearing has been closed unless the time for decision is extended by mutual consent.*

Not applicable.

- (4) ***Referral to County Planning Department.*** *If applicable, the application shall be referred to the Tompkins County Planning Department in accordance with §§ 239-l, 239-m and 239-n of the General Municipal Law.*

The Application will require referral to Tompkins County Planning pursuant to GML § 239-m.

- (5) ***Notice to adjacent municipalities.*** *Before taking action on certain site plan applications, the Planning Board shall provide notice to adjacent municipalities, as applicable, pursuant to General Municipal Law § 239-nn. [Added 7-15-2020 by L.L. No. 2-2020]*

See Exhibit P.

- (6) ***SEQRA.*** *The authorized board shall comply with the provisions of SEQRA. Time periods specified in other sections of this Article VI shall be adjusted as necessary to accommodate SEQRA requirements.*

See Exhibit H.

- D.** ***Expiration.*** *Special use permits shall expire within 12 months from the date of issuance if the proposed land use activity has not been substantially implemented, as determined by the Town Board. One or more twelve-month extensions may be granted by the Town Board if the Board finds there has been no change in the relevant conditions and circumstances.*

No response necessary.

Verizon Wireless Communications Facility Engineering Necessity Case – “Reach Run”



- Town Boundary
- Existing Lansing North Site
- Existing Sheldon Rd Site
- Route 34
- Search Area
- Project Location
- Existing Trumansburg Site
- Existing Lansing Site
- Existing Hayt Corner Site
- Existing Sapsucker Site
- Existing Cayuga Heights Site
- Existing Cayuga Site

Prepared by: Wasif Sharif, RF Engineer, Verizon Wireless

Project: The project is the installation and operation of a new tower co-located wireless telecommunications site in the Town of Lansing (the “Project Facility”).



Introduction

The purpose of this subsequent analysis is to summarize and communicate the technical radio frequency (RF) information used in the justification of this new site.

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility/site. All sites provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage can be defined as the existence of signal of usable strength and quality in an area, including but not limited to in-vehicles or in-buildings.

The need for improved coverage is identified by RF Engineers that are responsible for developing and maintaining the network. RF Engineers utilize both theoretical and empirical data sets (propagation maps and real world coverage measurements). Historically, coverage improvements have been the primary justification of new sites.

Capacity can be defined as the amount of traffic (voice and data) a given site can process before significant performance degradation occurs.

When traffic volume exceeds the capacity limits of a site serving a given area, network reliability and user experience degrades. Ultimately this prevents customers from making/receiving calls, applications cease functioning, internet connections time out and data speeds fail. This critical condition is more important than just a simple nuisance for some users. Degradation of network reliability and user experience can affect emergency responders and to persons in a real emergency situation can literally mean life or death.

**Note that, while Verizon Wireless provides sufficient evidence to establish the existence of a coverage gap and capacity need in this case, the FCC has confirmed that federal law does not require a provider to establish the existence of a coverage/capacity gap to establish the need for a site. There are several ways by which an applicant can establish site need. See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment," FCC 18-133, 85 FR 51867, at ¶ 37 (October 15, 2018) (confirming that the test for establishing an effective prohibition is whether "a state or local legal requirement materially inhibits a provider's ability to engage in any of a variety of activities related to its provision of a covered service," and this test is met "not only when filling a coverage gap but also when densifying a wireless network, introducing new services or otherwise improving service capabilities") (emphasis added).*

Project Need Overview

The project area, located in the southern portion of the Town of Lansing is currently served by multiple sites. The project area is subject to significant terrain and or foliage challenges for RF (signal) propagation. This terrain and or foliage combined with long distance prevent effective propagation of Verizon's RF signals into this area compounding the coverage issue with areas of variable coverage creating significant gaps in coverage, both in signal level and signal quality.

The first serving site is **Sheldon Rd**, located in the Town of Groton, is approximately five and quarter miles northeast(of the project location) situated on an existing tower located off Route 34Br. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

The second serving site is **Lansing**, located in the Town of Lansing, is approximately two and half miles southeast (of the project location) situated on an existing tower off Warren Rd. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

The second serving site is **Hayt Corner**, located in the Town of Enfield, is approximately five and quarter miles southwest (of the project location) situated on an existing tower off Van Dorn Road North. While this site provides weak/variable coverage in portions of the project area, it does so from a terrain and or foliage + distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

Available (mid band Mid Band LTE) carriers at these and other area sites are not capable of effectively serving/offloading the project area due to inherent propagation losses from distance, challenging terrain and in building coverage losses negatively impacting mid band coverage and capacity offload capabilities. There are other Verizon sites in this general area but due to distance and terrain they also do not provide any significant overlapping coverage in the area in question that could allow for increased capacity and improved coverage from other sources.

The primary objectives for this project are to increase capacity and provide and/or improve coverage throughout the southern portion of the Town of Lansing, the eastern portion of the Town of Ulysses, specifically Rt 34, Rt 108, Rt 122, N Triphammer Rd, E Shore Cir, Waterwagon Rd, Reach Run Rd, Drake Rd, Teeter Rd, Waterview Heights, Eastlake Rd, Smugglers Path, Asbury Rd/Dr, Horvath Dr., Atwater Rd, Sun Path Rd, Blackchin Blvd, Autumn Ridge Dr., Hillcrest Rd, Forest Acres Dr., Sky Acres Dr., Bean Hill Ln, Stormy View Dr., Triphammer Terrace, Placid Terrace, Aspen Way, Grandview Dr., as well as neighboring residential and commercial areas along and near these roads.

Following the search for co-locatable structures to resolve the aforementioned challenges and finding none available, Verizon proposes to attach the necessary antenna(s) to a new 145' tower located at **1767 East Shore Drive, Lansing, NY 14882**. Verizon's antennas will utilize 140' for the ACL (Antenna Center Line) with a top of antenna height of 144'. This solution is the minimum height necessary to provide the coverage and capacity improvements needed.



Wireless LTE (Voice and Data) Growth

Wireless smart city solutions are being used to track available parking and minimize pollution and wasted time.

These same solutions are being used to track pedestrian and bike traffic to help planning and minimize accidents.

Smart, wireless connected lighting enables cities to control lighting remotely, saving energy and reducing energy costs by 20%.

4G technology is utilized to track and plan vehicle deliveries to minimize travel, maximize efficiency, and minimize carbon footprint.

4G technology is also used to monitor building power usage down to the circuit level remotely, preventing energy waste and supporting predictive maintenance on machines and equipment.

Wireless sensors placed in shipments are being used to track temperature-sensitive medications, equipment, and food. This is important for preventing the spread of food-borne diseases that kill 3,000 Americans each year.

Source: Verizon Innovation Center, February, 2018

A wireless network is like a highway system...



US, mobile data traffic was 1.3 Exabytes per month in 2016, the equivalent of 334 million DVDs each month or 3,687 million text messages each second according to Cisco VNI Mobile Forecast Highlights, 2016-2021, Feb 2017



Wireless is a critical component in schools and for today's students.

20,000 learning apps are available for iPads.

72% of iTunes top selling educational apps are designed for preschoolers and elementary students.

600+ school districts replaced text books with tablets in classrooms.

77% of parents think tablets are beneficial to kids.

74% of school administrators feel digital content increases student engagement.

70% of teens use cellphones to help with homework.

Source: CTIA's Infographics Today's Wireless Family, October, 2017

Wireless facilities and property values.

Cell service in and around the home has emerged as a critical factor in home-buying decisions.

National studies demonstrate that most home buyers value good cell service over many other factors including the proximity of schools when purchasing a home.



More than 75% of prospective home buyers said a good cellular connection was important to them.¹



The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important fact in purchasing a home.



90% of U.S. households use wireless service. Citizens need access to 911 and reverse 911 and wireless may be their only connection.²



¹ Research.com, The Smartest Homebuyers Buy a Home with a Cell Service, June 2, 2013

The average North American smartphone user will consume 48 GB of data per month in 2023, up from just 5.2 GB per month in 2016 and 7.1 GB per month in 2017.¹



Of American homes are wireless only.²

In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1.³



¹ Ericsson Mobility Report, November 2017
² FCC's 2018 Wireless Subsidy: Early Release of Estimates from the National Health Interview Survey, January-July, 2018
³ HSH Market Connected Device Market Monitor, Q1 2016, June 7, 2016



With over 80% of 9-1-1 calls now coming from cell phones...¹

240 million

911 calls are made annually. In many areas, 80% or more are from wireless devices.¹

¹ National Emergency Number Association, Enhancing 9-1-1 Operations with Automated Addressed Callback & Location Accuracy, Motorola Solutions, August 23, 2018

Explanation of Wireless Capacity

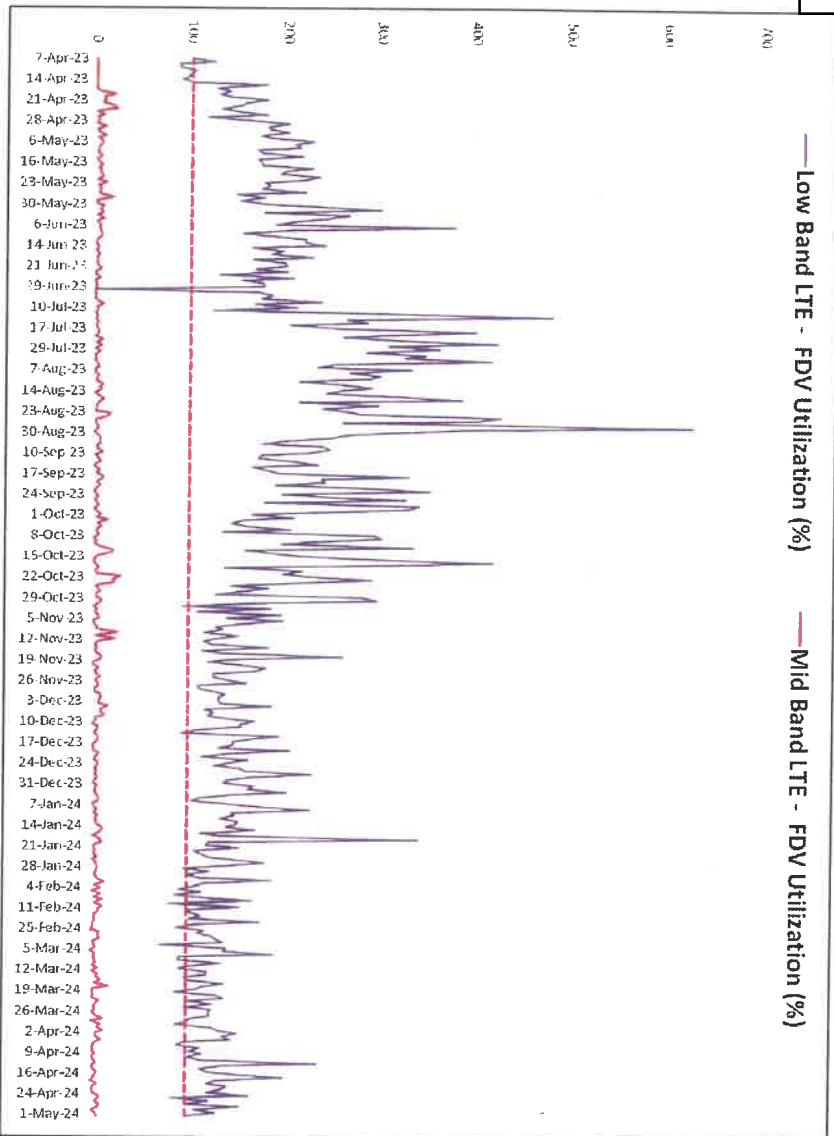


- Capacity** in this analysis is evaluated with up to three metrics further explained below. These metrics assist Verizon traffic planning and RF Engineers in determining actual usage for a given site as well as can be used to project when a site is expected to run out of capacity (i.e. reach a point of exhaustion where it can no longer process the volume of voice and data requested by local wireless devices, thus no longer providing adequate service). Unfortunately capacity exhaustion has already occurred which presents an urgent need to deliver the capacity relief necessary in an effort to provide adequate and reliable coverage to this project area.
- Forward Data Volume (“**FDV**”), is a measurement of usage (data throughput) on a particular site over a given period of time.
 - Average Schedule Eligible User (“**ASEU**”), is a measurement of the loading of the control channels and systems of a given site.
 - Average Active Connections (“**AvgAC**”) is a measurement of the number of devices actively connected to a site in any given time slot.

Verizon Wireless uses proprietary algorithms developed by a task force of traffic planning engineers to monitor each site in the network and accurately project and identify when sites will approach their capacity limits. Using a rolling two-year window for projected exhaustion dates allows enough time, in most cases, to develop and activate a new site. It is critical that these capacity approaching sectors are identified early and the site development process is started and completed in time for new solutions (sites) to be on air before network issues impact the customers. As mentioned previously, actual utilization for the last year indicates several KPI's have already exceeded 100% utilization creating a more urgent need in this project area.

Note: Of the following 15 capacity utilization slides, only one neighboring (to be offloaded) site is required to forecast a single KPI as reaching 100% utilization in order to justify capacity need for the proposed network densification. In this case all five neighboring sites already have two of the three KPI's historically experiencing overloaded conditions. Historical blocking creates a more urgent need than forecasted blocking. Furthermore the third KPI (Avg AC) for each site when understood and viewed together with the context of the first two KPI's (FDV and ASEU) validate the strategy that network densification is required to solve the substantial and significant gaps in coverage that are causing these overloaded conditions.

Capacity Utilization FDV (Sheldon Rd Gamma)

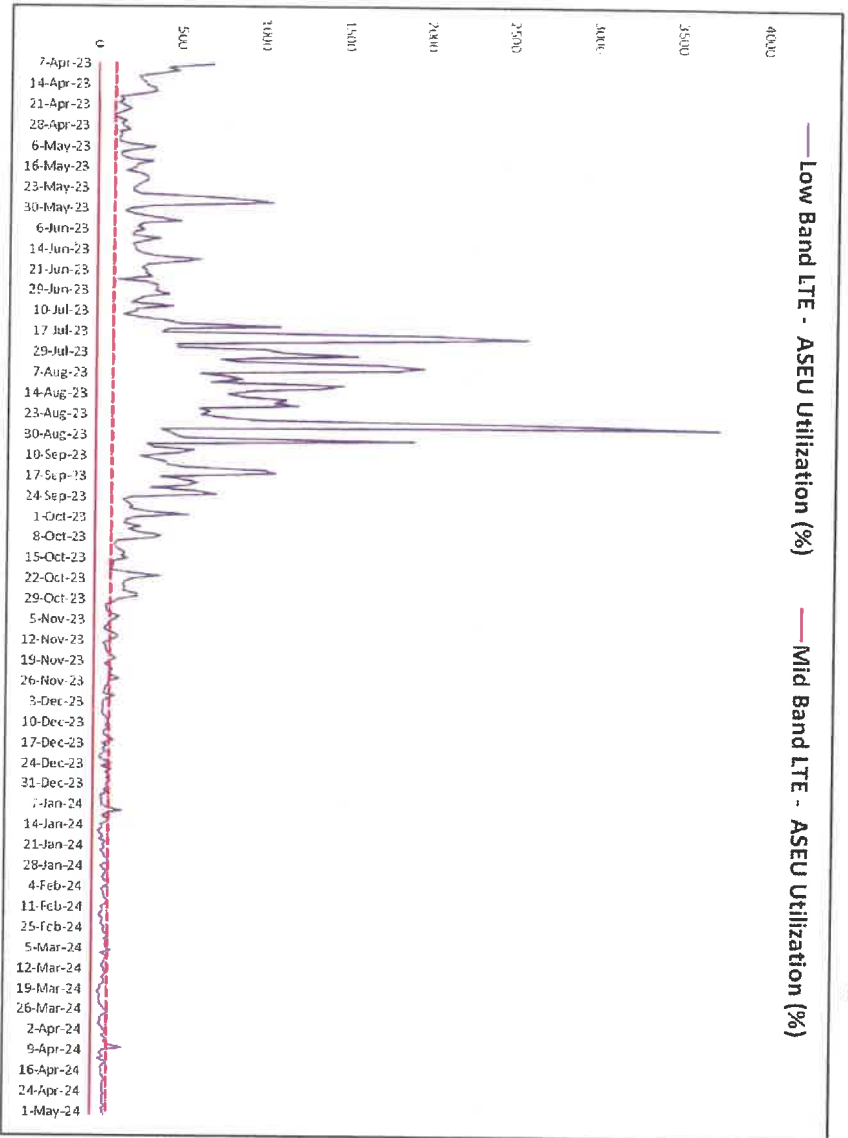


Summary: This graph shows FDV (Forward Data Volume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Gamma** sector of the **Sheldon Rd** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Sheldon Rd** sector shown above has exceeded its capability of supporting FDV requirements as shown by the purple line exceeding the max utilization threshold (red dashed line) frequently. This graph also reveals the inability of the AWS carrier (dark red line) to provide the necessary capacity offload for the low band carrier due to differences in RF propagation characteristics. The solution is network densification.

Capacity Utilization ASEU (Sheldon Rd Gamma)



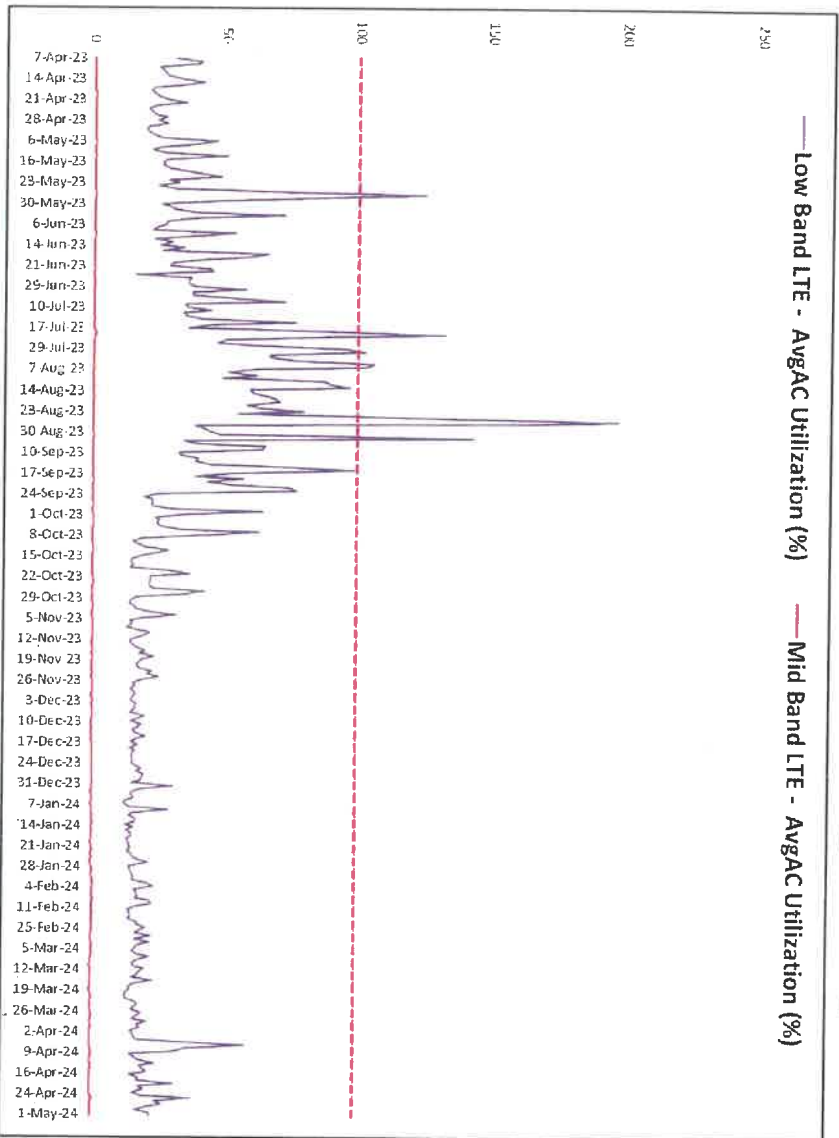
Summary: This graph shows ASEU (Average Schedule Eligible User). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Gamma** sector of the **Sheldon Rd** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Sheldon Rd** sector shown above has exceeded its capability of supporting **ASEU** requirements as shown by the purple line exceeding the max utilization threshold (red dashed line). **ASEU** is one of up to three metrics used in this presentation to evaluate capacity capability in this area. This graph also reveals the inability of the AWS carrier (dark red line) to provide the necessary capacity offload for the low band carrier due to differences in RF propagation characteristics. The solution is network densification.



Capacity Utilization AvgAC (Sheldon Rd Gamma)



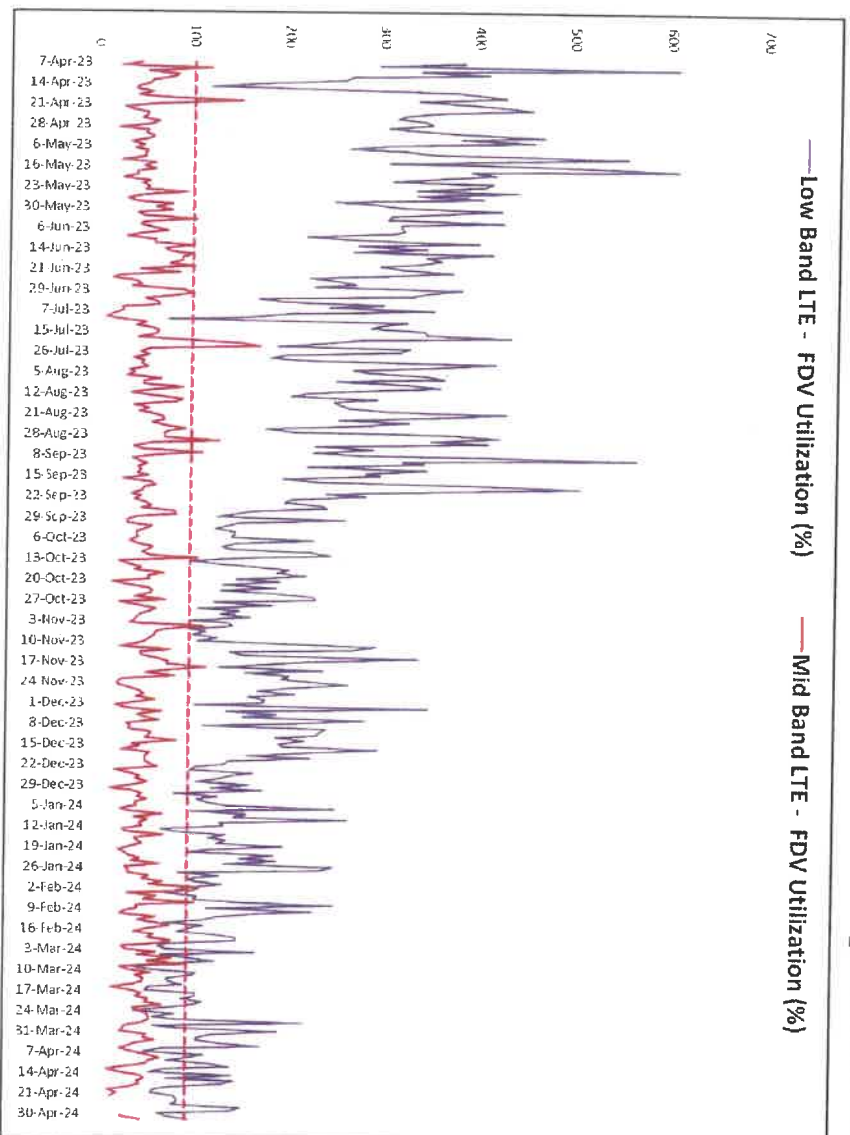
Summary: This graph shows AvgAC (Average Active Connections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Gamma** sector of the **Sheldon Rd** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Sheldon Rd** sector is showing spare capacity in regards to this statistic. **AvgAC** is one of three capacity KPI's used to determine capacity capability in this document.



Capacity Utilization FDV (Lansing Alpha)

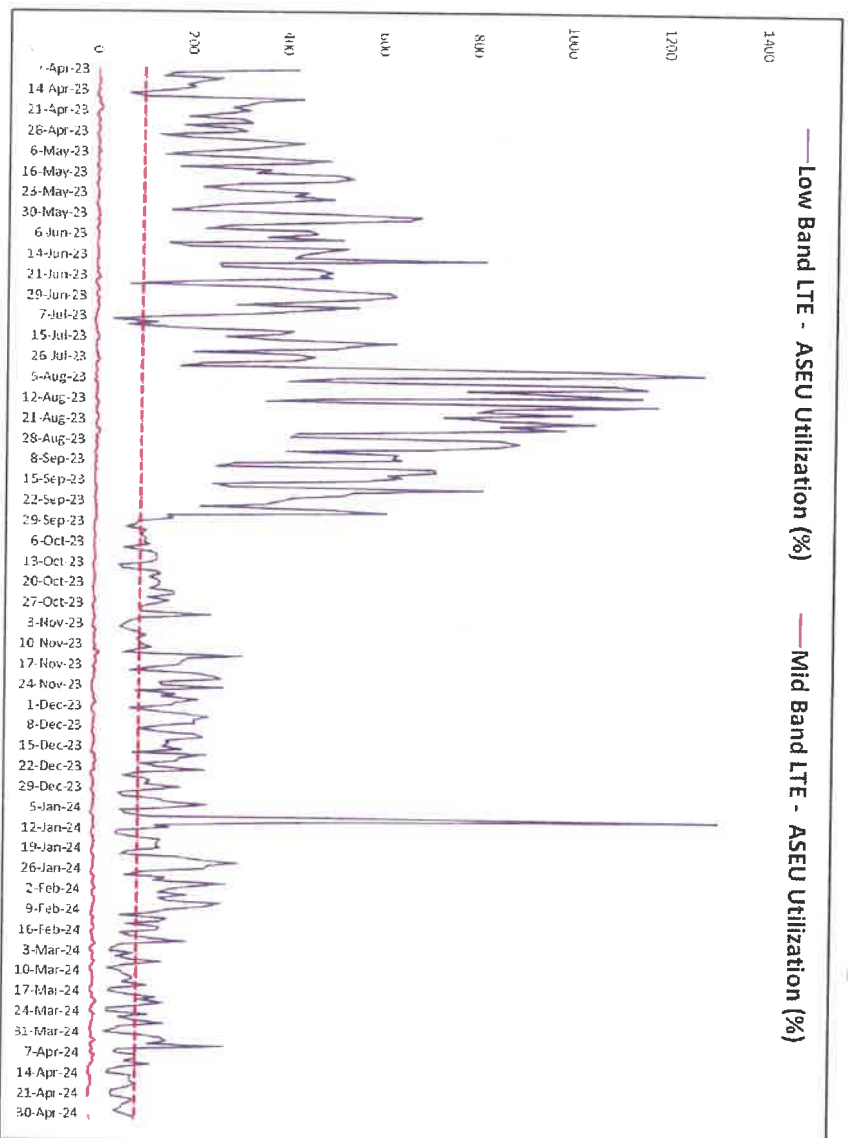


Summary: This graph shows FDV (Forward Data Volume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Alpha** sector of the **Lansing** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Lansing** sector shown above has exceeded its capability of supporting FDV requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **Lansing** and the surrounding project area, network densification is required.

Capacity Utilization ASEU (Lansing Alpha)

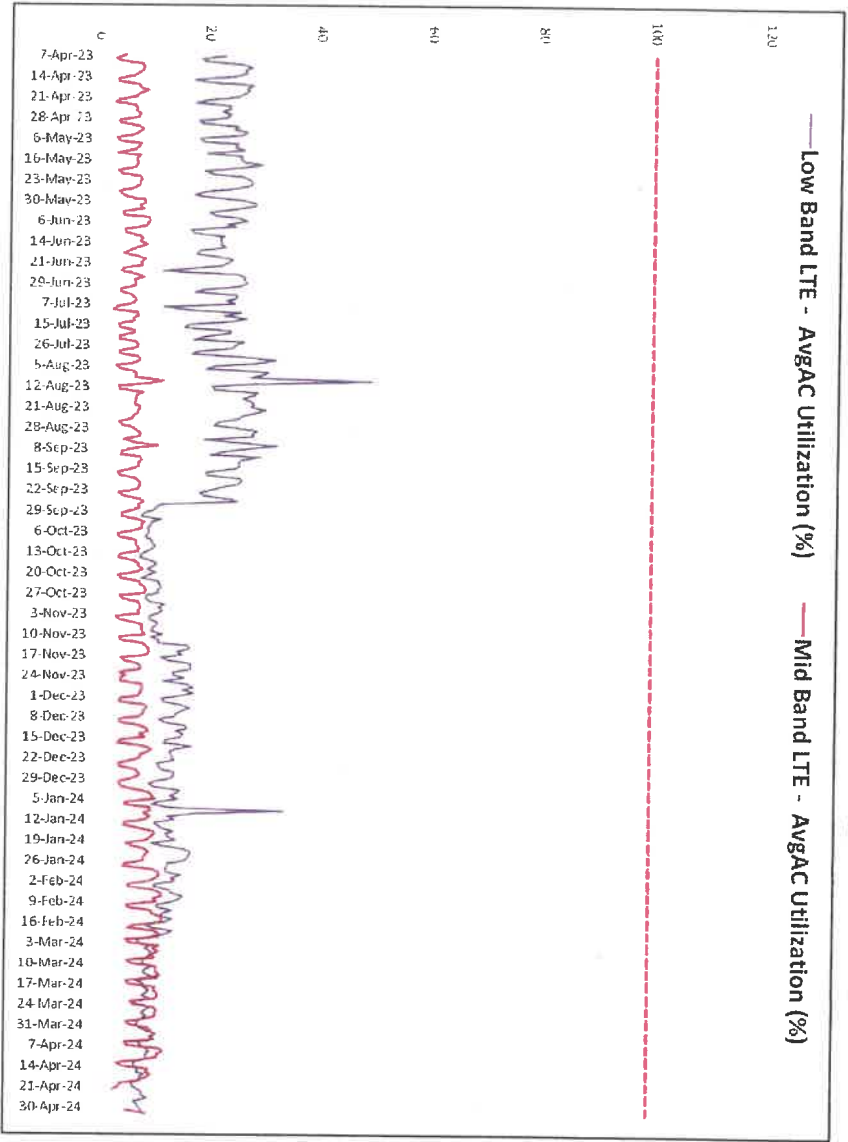


Summary: This graph shows ASEU (Average Schedule Eligible User). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Alpha** sector of the **Lansing** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Lansing** sector cannot support the traffic demand throughout the extent of the large geographic area it covers. **Lansing** is overloaded, as shown by the purple actual use line exceeding the red dashed exhaustion threshold. This graph also reveals the inability of the AWS carrier (dark red line) to provide the necessary capacity offload for the low band carrier due to differences in RF propagation characteristics. In order to provide adequate and reliable service to **Lansing** and the surrounding project area, network densification is required.

Capacity Utilization AvgAC (Lansing Alpha)



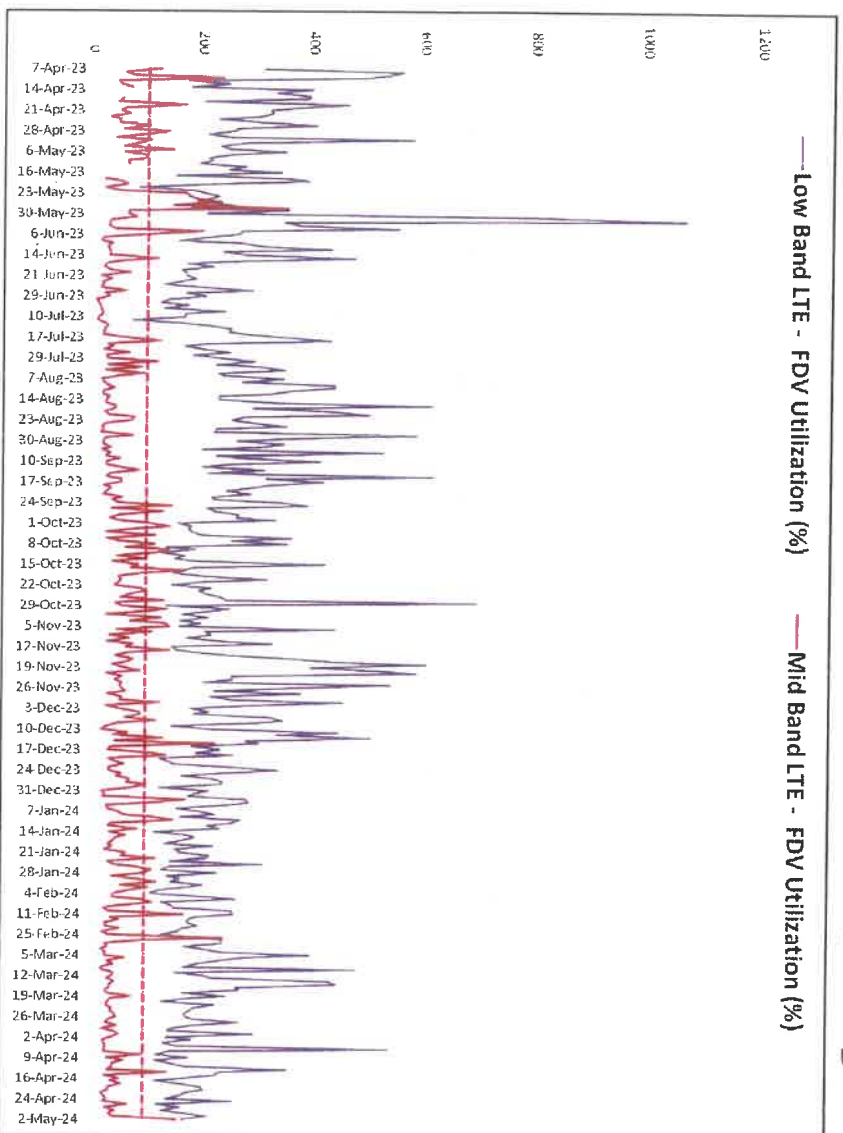
Summary: This graph shows AvgAC (Average Active Connections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Alpha** sector of the **Lansing** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Lansing** sector is showing spare capacity in regards to this statistic. **AvgAC** is one of three capacity KPI's used to determine capacity capability in this document.



Capacity Utilization FDV (Hayt Corner Alpha)

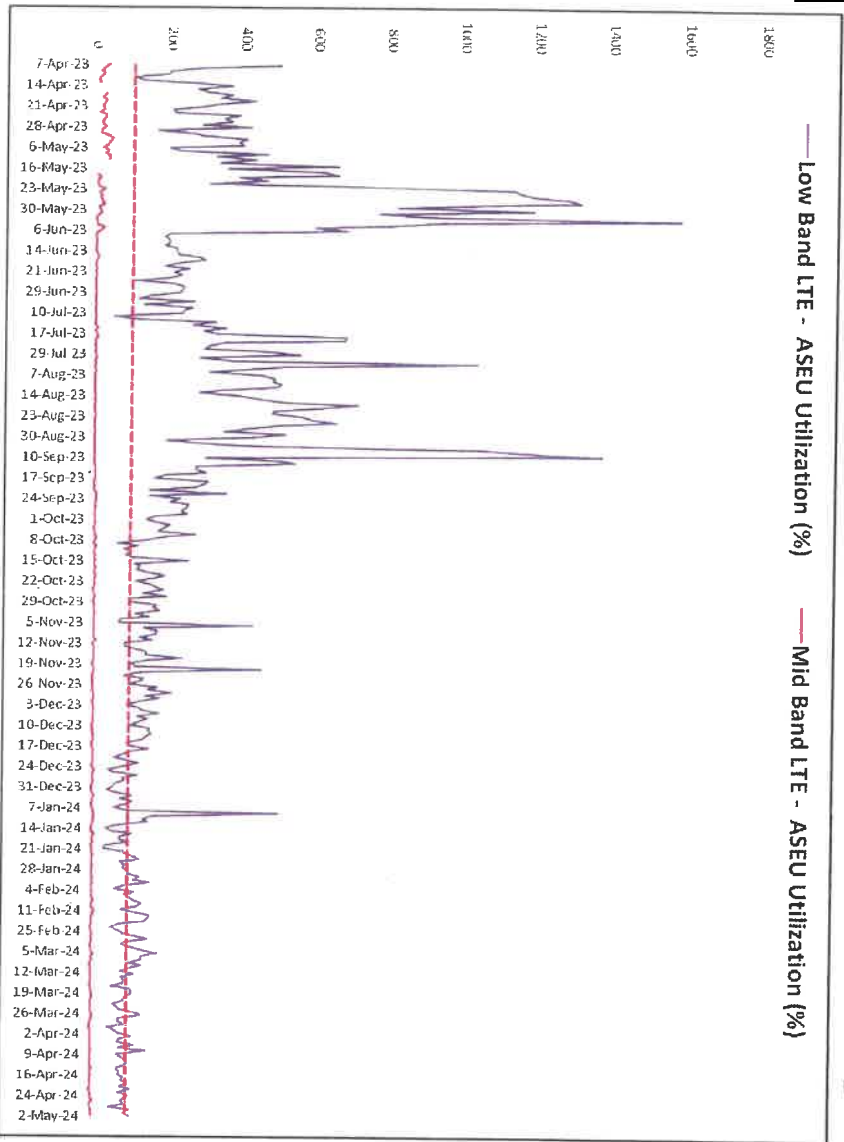


Summary: This graph shows FDV (Forward Data Volume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Alpha** sector of the **Hayt Corner** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Hayt Corner** sector shown above has exceeded its capability of supporting FDV requirements as shown by the purple and dark red lines exceeding the max utilization threshold (red dashed line). In order to provide adequate and reliable service to **Hayt Corner** and the surrounding project area, network densification is required.

Capacity Utilization ASEU (Hayt Corner Alpha)



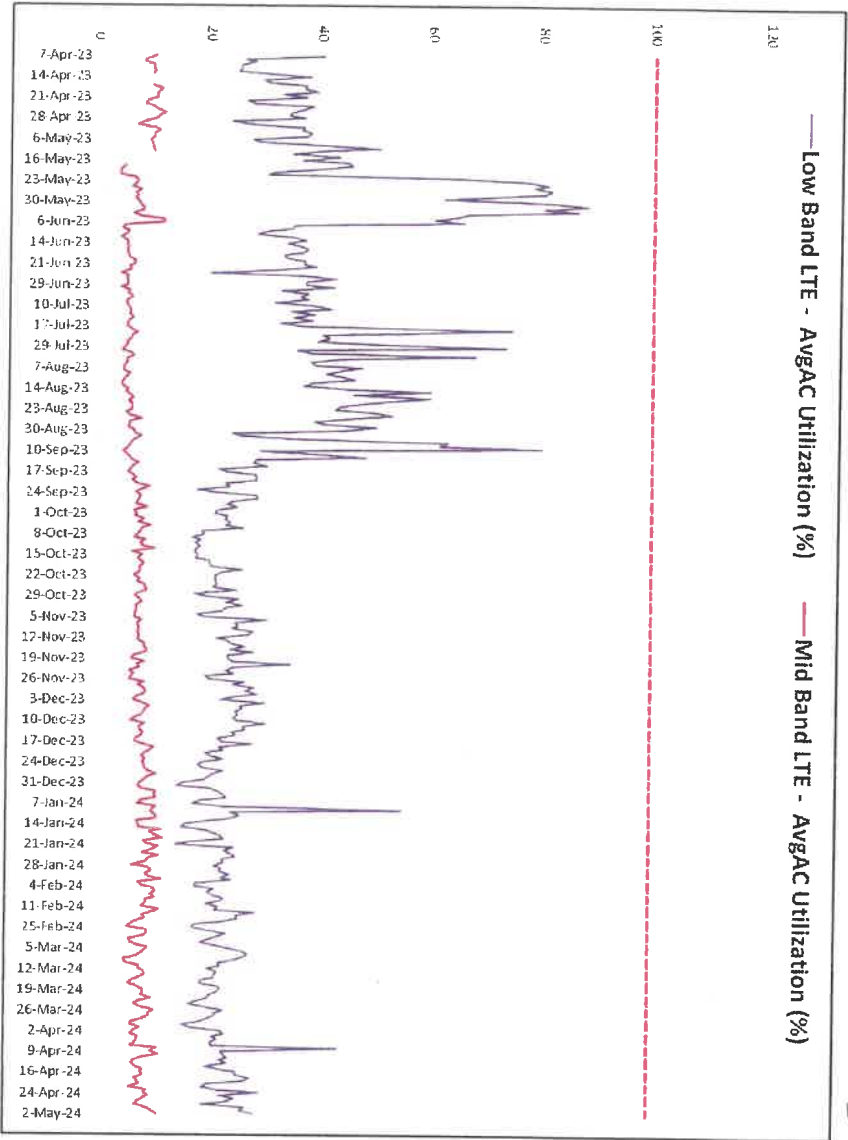
Summary: This graph shows ASEU (Average Schedule Eligible User). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Alpha** sector of the **Hayt Corner** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Hayt Corner** sector cannot support the traffic demand throughout the extent of the large geographic area it covers. **Hayt Corner** is overloaded, as shown by the purple actual use line exceeding the red dashed exhaustion threshold. This graph also reveals the inability of the AWS carrier (dark red line) to provide the necessary capacity offload for the low band carrier due to differences in RF propagation characteristics. In order to provide adequate and reliable service to **Hayt Corner** and the surrounding project area, network densification is required.



Capacity Utilization AvgAC (Hayt Corner Alpha)



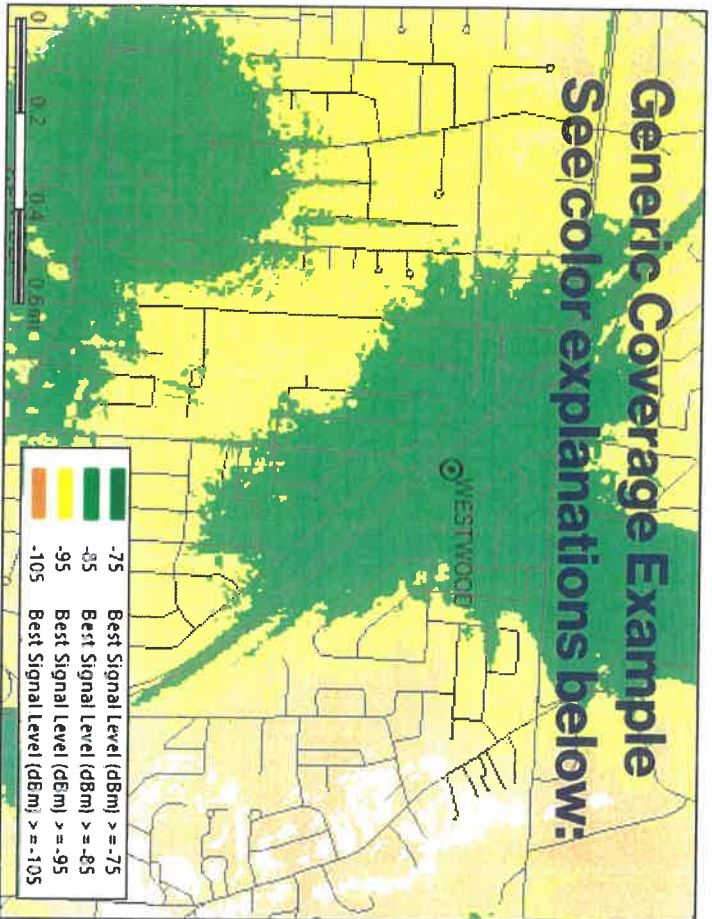
Summary: This graph shows AvgAC (Average Active Connections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour Low Band LTE utilization and the dark red line is daily max busy hour Mid Band LTE utilization on the **Alpha** sector of the **Hayt Corner** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Hayt Corner** sector is showing spare capacity in regards to this statistic. **AvgAC** is one of three capacity KPI's used to determine capacity capability in this document.



Explanation of Wireless Coverage



Note the affect of clutter on the predicted coverage footprint above

- **Dark Green >= -75dBm RSRP, typically serves dense urban areas as well as areas of substantial construction (colleges, hospitals, dense multi family etc.)
- Green >= -85dBm RSRP, typically serves suburban single family residential and light commercial buildings
- Yellow >= -95dBm RSRP, typically serves most rural/suburban-residential and in car applications
- Orange >= -105dBm RSRP, rural highway coverage, subject to variable conditions including fading and seasonality gaps
- White = <-105dBm RSRP, variable to no reliable coverage gap area

More detailed, site-specific coverage slides are later in the presentation

**Signal strength requirements vary as dictated by specific market conditions*

*** Not displayed in example map, layer not used in all site justifications*

Verizon

Coverage is best conveyed via coverage maps. RF engineers use computer simulation tools (in this case Verizon uses Forsk Atoll) which takes into account terrain, vegetation, building types, and other site/network specifics to model the RF environment. This prop model is used to simulate the real world network and assist RF Engineers to evaluate the impact of a proposed site (along with industry experience and other tools). Network design, performance evaluation and development needs have become far too complex for drive test data and dropped call records which for a long time now have been antiquated and simply not effective in visually communicating gaps in coverage or capacity capability for 4 and 5G networks.

Tompkins County, NY Verizon Wireless sites provide customers service using several FCC licensed frequencies including 700 and 850MHz. To resolve capacity congestion for these coverage layers higher frequency (and bandwidth) PCS (1900 MHz), Mid Band LTE (2100 MHz) and C-Band (3700MHz) mid band carriers are added however due to differences in propagation characteristics, many gaps in coverage and capacity still remain requiring network densification to resolve. In some mountaintop or long distance situations the mid band (higher frequency) Mid Band LTE, PCS and C-Band carriers are either not or not fully effective due to excessive distance (path loss). This is because the site is located too far from the user population to provide adequate and reliable service. Although exclusively regulated by the FCC and subject to market adjustment as needed, it is worth noting that all of the propagation slides in this RF justification are generated using the max power (320w) LB, MB and C-Band Samsung radio capabilities.

Signal strength throughout a given site's coverage area is subject to the limitations of the frequencies used. Lower frequencies with narrower bandwidth propagate further distance, and are less attenuated by clutter than higher frequencies with wider bandwidth. Unfortunately due to relatively narrow spectrum available these low bands can become quickly overloaded especially where similar signal strength from mid band carriers are not available. Similar coverage levels from mid band carriers are needed to resolve capacity issues (including the ability to make and receive voice calls). In order to provide similar coverage levels using the higher capacity/higher frequencies, a denser network of sites is required (network densification). Modern 4 and 5G networks are designed and intended to combine or use more than one frequency band at a time. This is called carrier aggregation which is not effective when the mid band signal is too weak or nonexistent. This means that site justification including ACL requirements must be derived from mid band capabilities. It is critical to understand the relationship between low band capacity and mid band coverage especially when reviewing the need for new suburban and rural morphology sites.

Explanation of Reach Run Search Area



Reach Run Search Area

To resolve the coverage and capacity deficiencies previously detailed, Verizon Wireless is seeking to add one new cell facility within this area to improve wireless service capacity and coverage. By providing a new dominant signal area and offloading weak and distant traffic from **Sheldon Rd, Lansing, and Hayt Corner** with the proposed site, adequate and reliable service will be restored. The new **Reach Run** site will provide dominant and dedicated signal to the identified portions of the Town of **Lansing** and the Town of **Ulysses**. This helps to improve not only the **Reach Run** project area but will also result with significant improvements to the above mentioned overloaded sites ultimately improving community wide areas in and around the **Reach Run** project area.

A **Search Area** is the geographical area within which a new site is targeted to solve a coverage or capacity deficiency. Three of the factors taken into consideration when defining a search area are topography, user density, and the existing network.

- **Topography** must be considered to minimize the obstacles between the proposed site and the target coverage area. For example, a site at the bottom of a ridge will not be able to cover the other side from a certain height.
- In general, the farther from a site the **User Population** is, the weaker the RF conditions are and the worse their experience is likely to be. These distant users also have an increased impact on the serving site's capacity. In the case of a multi sector site, centralized proximity is essential to allow users to be evenly distributed and allow efficient utilization of the site's resources.
- The existing **Network Conditions** also guide the design of a new site. Sites placed too close together create interference due to overlap and are an inefficient use of resources. Sites that are too tall or not properly integrated with existing sites cause interference and degrade service for existing users.
- Existing co-locatable structures inside the search area as well as within a reasonable distance of the search area are submitted by site acquisition and reviewed by RF Engineering. If possible, RF will make use of existing or nearby structures before proposing to build new towers.

Proposed Low Band (700/850MHz) Coverage (signal strength)

This coverage map shows how improved the RF conditions will be in portions of the Town of Lansing and surrounding area. Refer to slide 15 for further explanation of these color thresholds

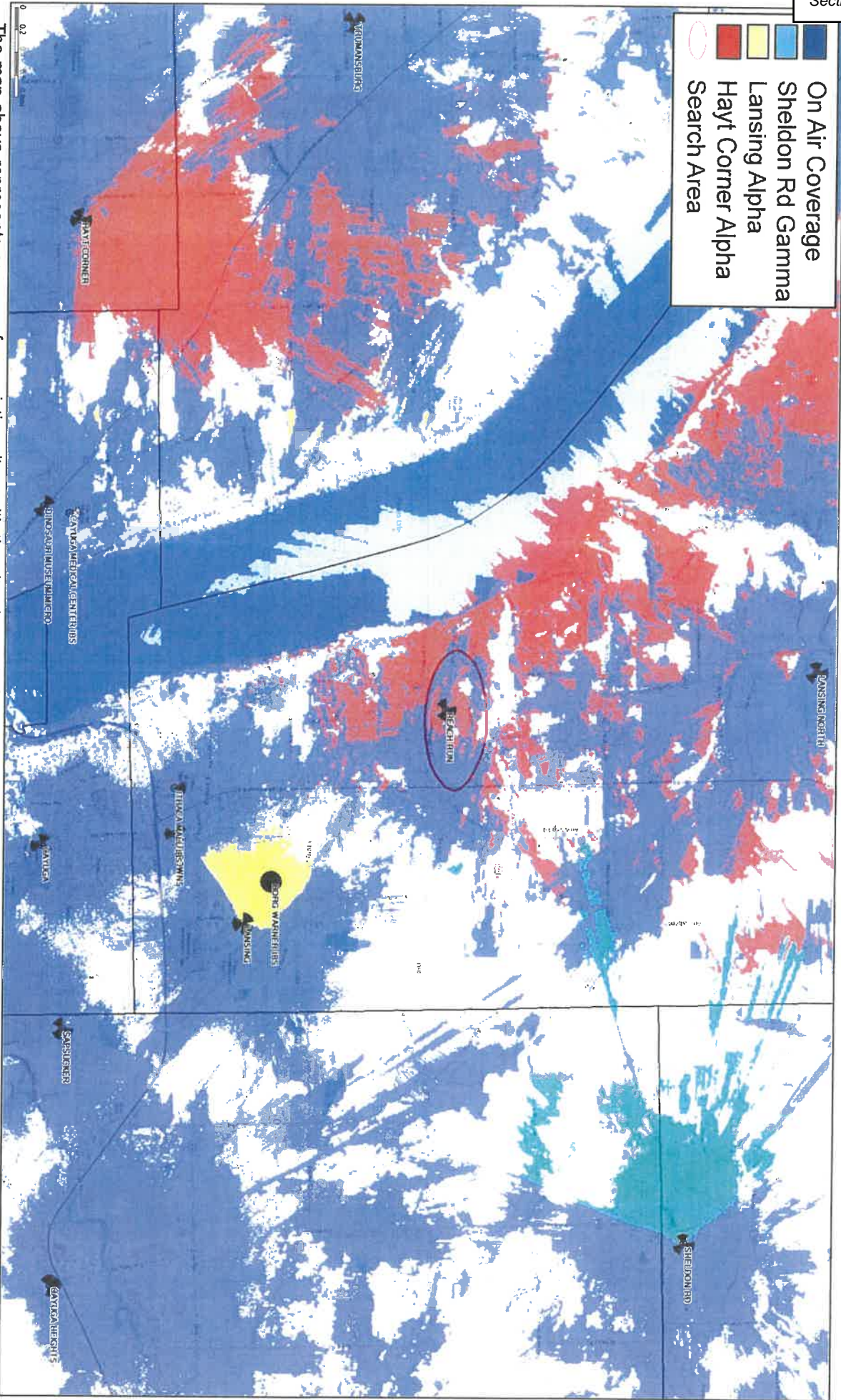


The map above adds low band of the Reach Run site to the existing signal strength. The significantly improved signal strength corresponds to improved coverage and capacity throughout the identified significant gap areas. This will help to resolve the coverage and capacity issues impacting portions of the Town of Lansing.



Existing Mid Band (AWS/PCCS/C-Band) Best Server -105dBm RSSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.

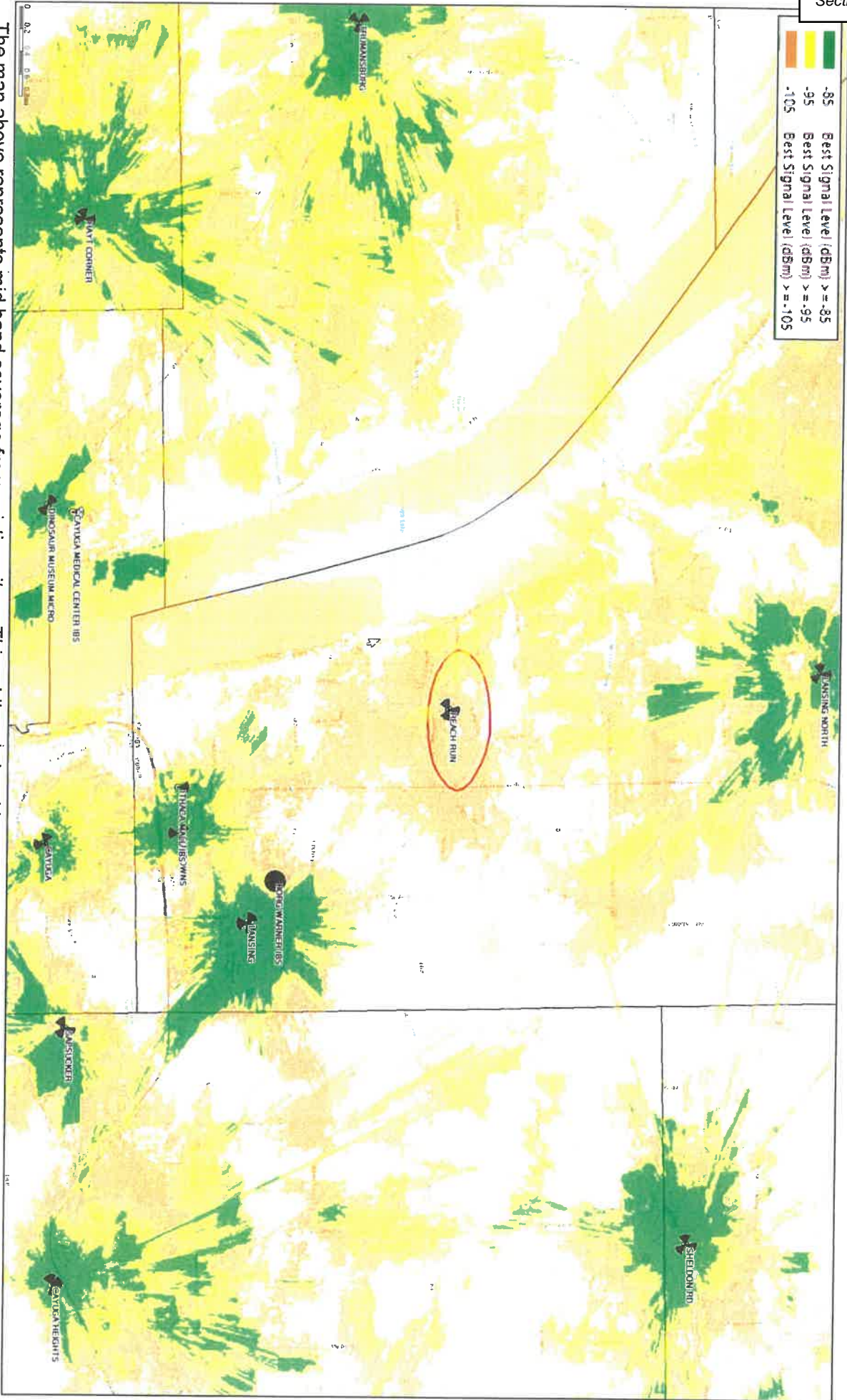


The map above represents coverage from existing sites, with the sites in need of capacity offload detailed in the legend above. Blue coverage is from other on air (Mid Band) sites. Notice the lack of signal or where there is signal, a dominant server throughout the Reach Run project area. This reveals several sites that are excessively stretching their mid band coverage capabilities which results with unacceptable coverage and performance.



Existing Mid Band (AWS/PCS/C-Band) Coverage (signal strength)

This coverage map shows how weak the RF conditions are in portions of the Town of Lansing and surrounding area. Refer to slide 15 for further explanation of these color thresholds

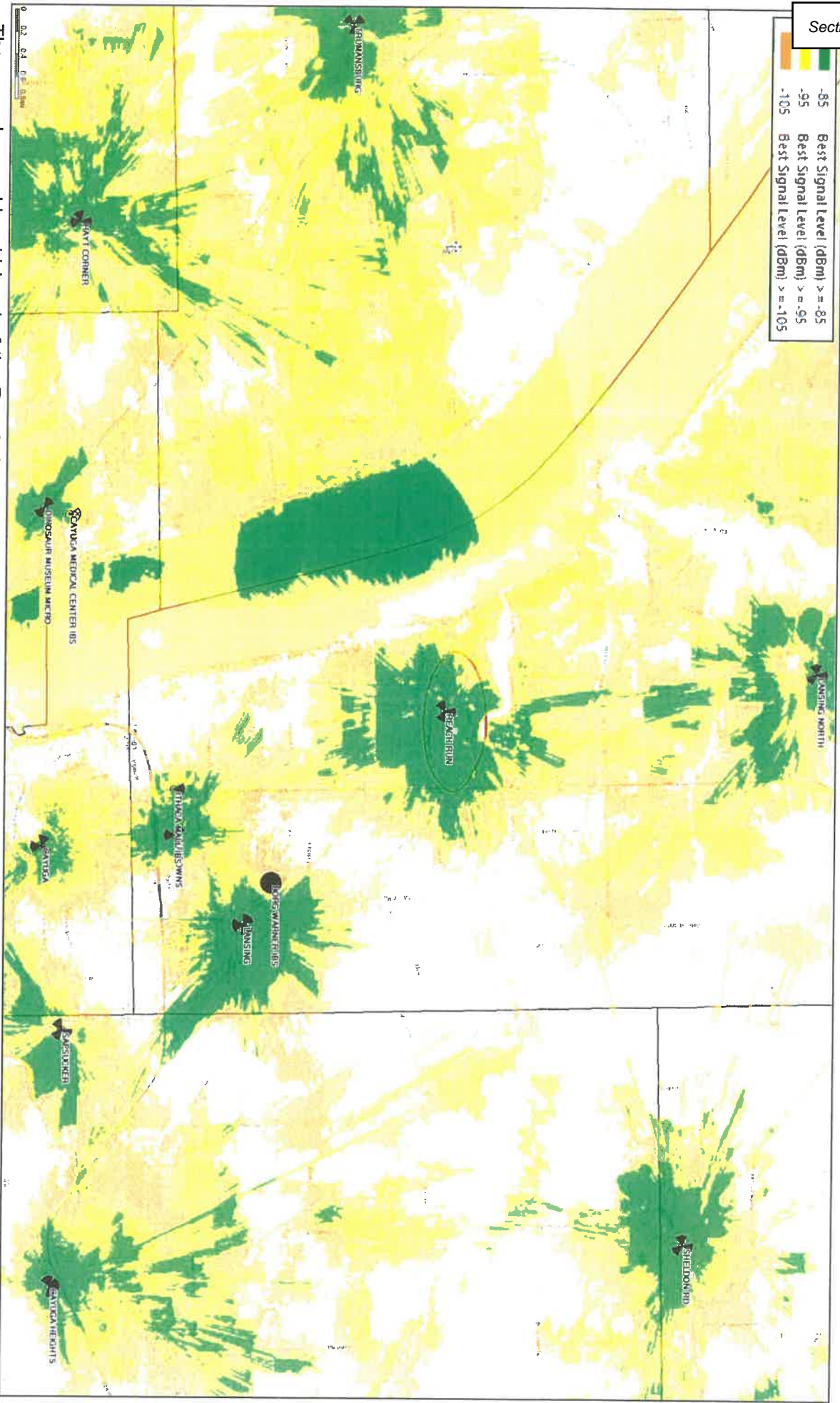


The map above represents mid band coverage from existing sites. This midband signal is very weak throughout the project area. Additional mid band network densification is required to resolve these conditions.



Proposed Mid Band (AWS/PCS/C-Band) Coverage (signal strength)

coverage map shows how improved the RF conditions will be in portions of the Town of Lansing and surrounding area. Refer to slide 15 for further explanation of these color thresholds



The map above adds mid band of the Reach Run site to the existing signal strength. The significantly improved signal strength corresponds to improved coverage and capacity throughout the identified significant gap areas. This will help to resolve the coverage and capacity issues impacting portions of the Town of Lansing.



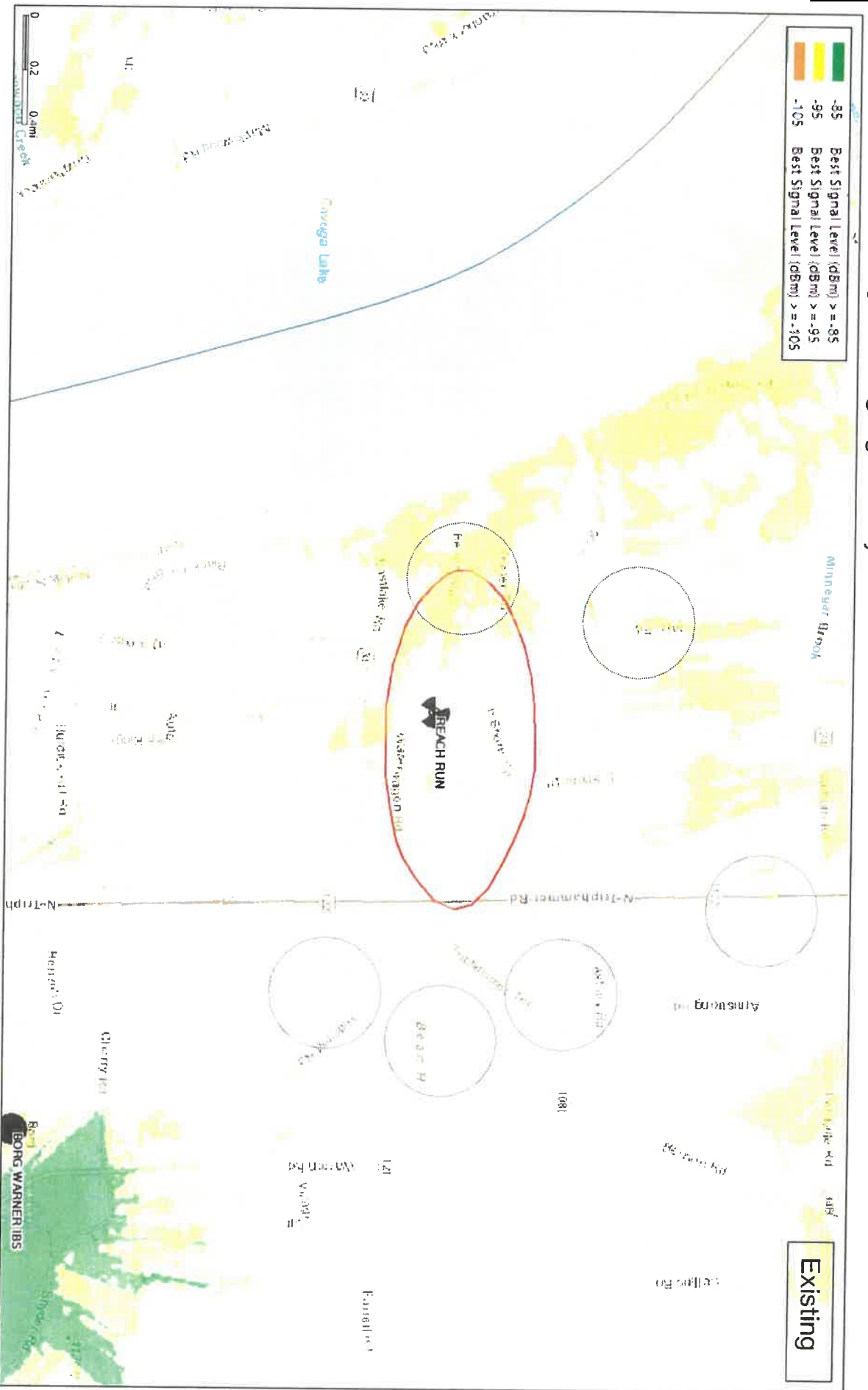
Midband coverage plots at alternate heights (Minimum Height Justification)

Mid band coverage is critical in the effort to balance capacity (utilization) and allow for “contained” low band sites. If adequate and reliable signal strength from mid band is not present the mobile will attach to low band only. The current low band frequencies, however, due to limits in bandwidth represent only less than ten percent (10%) of the available bandwidth licenses by Verizon Wireless. The remaining, which is more than ninety percent (90%) of bandwidth, is available from the mid-band frequencies. Too many users in this RF condition will overburden low band and cause a site to become capacity exhausted requiring additional network densification. Network densification is achieved by adding mid-band frequencies at a new dominant server/site. Areas of higher utilization are of particular importance in evaluating mid band height needs. Mid band spectrum on macro sites has proven to be a very capable resource and also includes C-Band. These frequencies roughly in the 1.9-3.8GHz range are needed throughout the Reach Run project area to relieve existing network capacity issues.

Current wireless networks continue to rely on “line of sight” technology to provide service to existing customers, the critical component necessary to service customers is establishing the proper height of the antennas to ensure that the antennas can see the service areas. As relative antenna height is increased or decreased, area (RF) clutter is either overcome allowing a site to propagate as needed or becomes obstructed causing gaps in service. The following slides display existing on-air mid band coverage + Reach Run Site at identified Antenna centerline (ACL).

Height Justification (Mid-Band Coverage AWS/PCS/C-Band)

Zoomed in + increased signal strength granularity

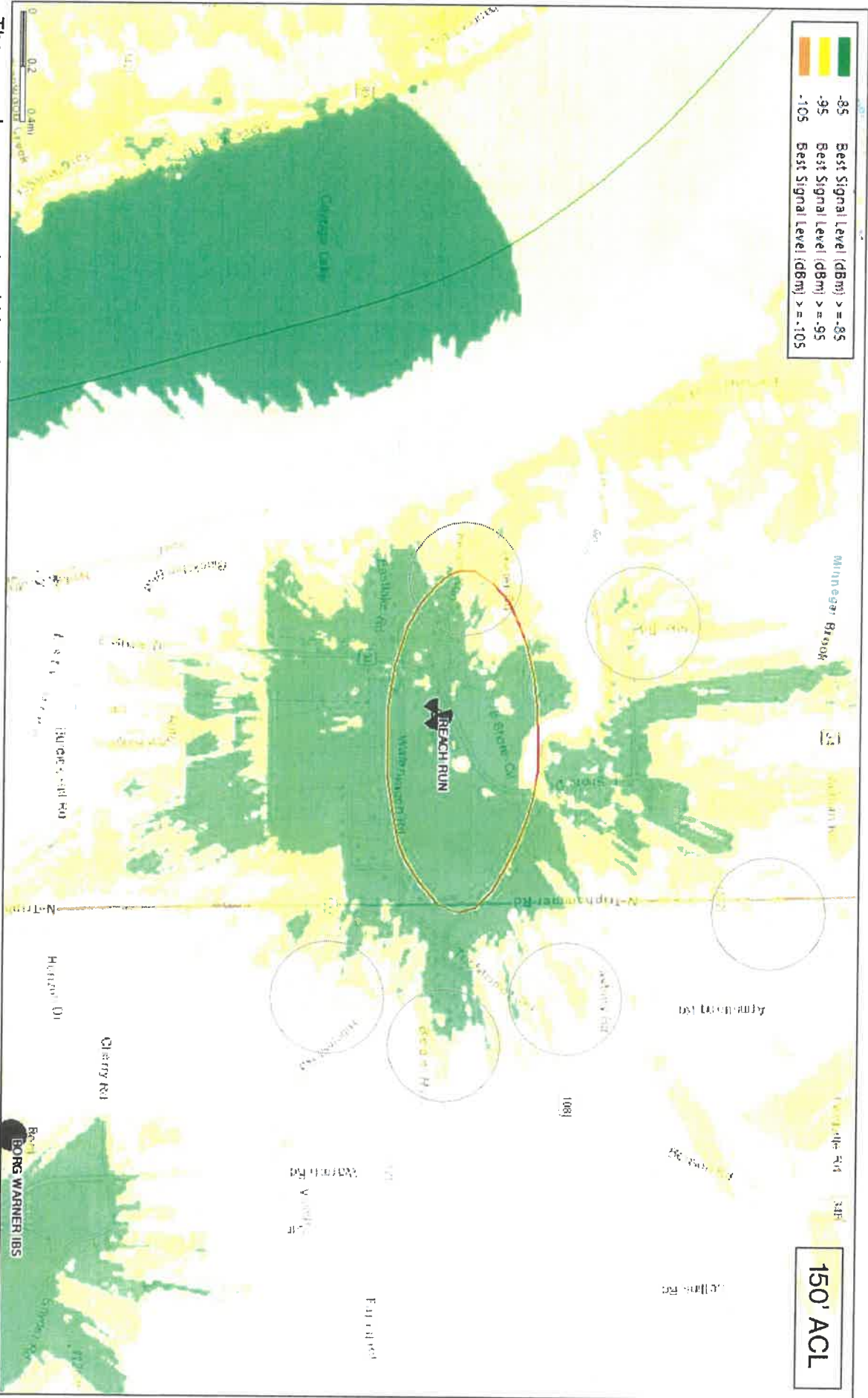


The map above represents mid band coverage from existing sites. Potential traffic areas, which are not very close to the project location and/or are located in a challenging terrain and there will be dramatic changes in mid-band coverage when the tower height is altered, are encircled for purposes of establishing minimum height justification.



Height Justification (Mid-Band Coverage AWS/PCS/C-Band)

Zoomed in + increased signal strength granularity

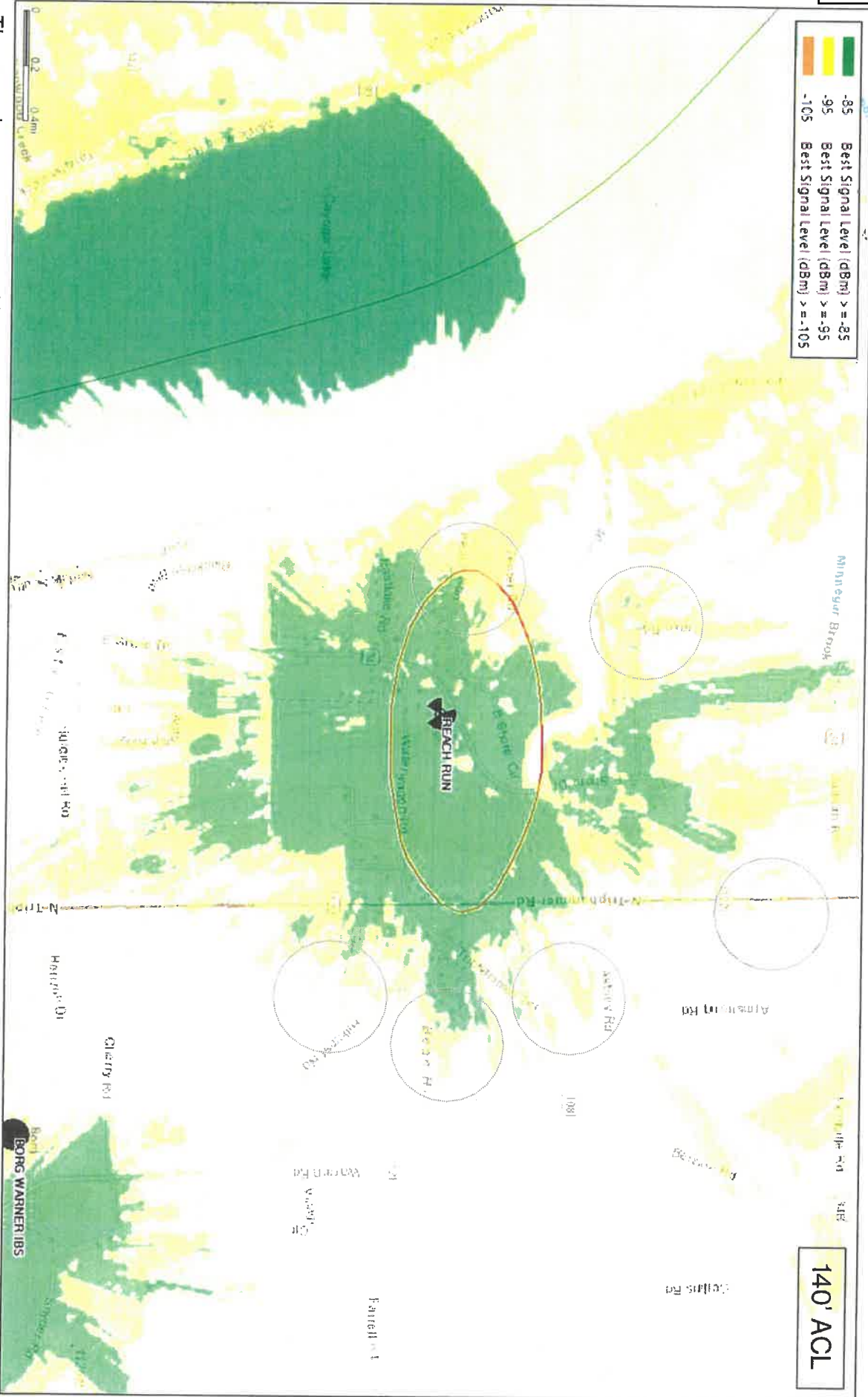


The map above represents mid band coverage from existing sites + Reach Run site at 150' Antenna Centerline (ACL) which is 10ft higher than the proposed ACL(140'). The purpose of adding mid band coverage plot at a higher ACL is to show that a higher ACL will certainly result in improve mid band coverage but the improvement is not significant enough to raise the antenna by another 10ft.



Height Justification (Mid-Band Coverage AWS/PCS/C-Band)

Zoomed in + increased signal strength granularity

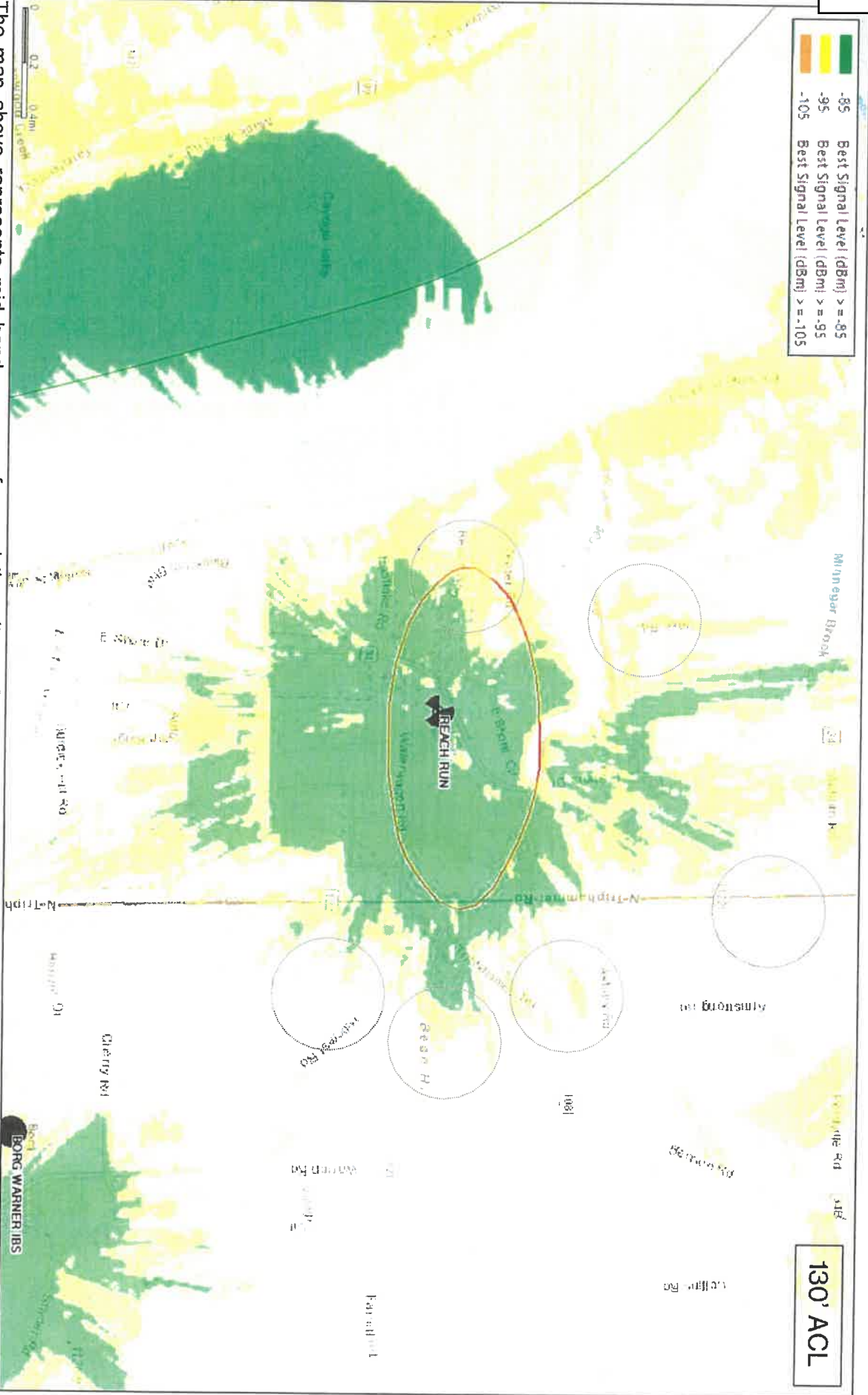


The map above represents mid band coverage from existing sites + Reach Run site at 140'ACL. Midband footprint reduced at the proposed height but it can be seen that encircled areas will still have sufficient mid band coverage.



Height Justification (Mid-Band Coverage AWS/PCS/C-Band)

zoomed in + increased signal strength granularity



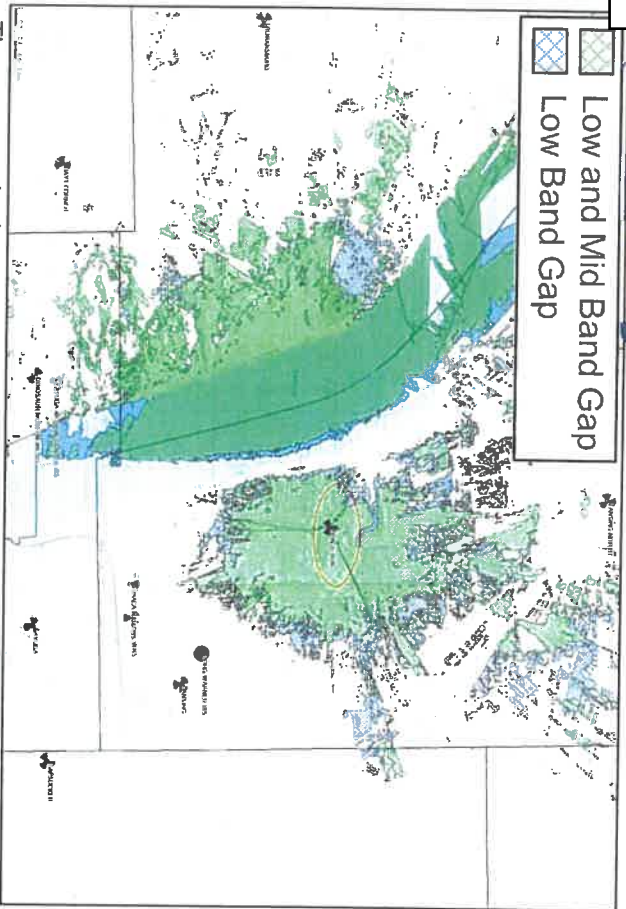
The map above represents mid band coverage from existing sites + Reach Run site at 130'ACL. Coverage capabilities below 140' ACL are significantly compromised causing gaps in coverage and capacity capability for Verizon's mid band licenses including but not limited to AWS, PCS and C-Band which vary in frequency from 1900-3700MHz. Specific areas circled above in the black dashed lines along the Hillcrest Road, Rt 122, Drake Rd, Reach Run, Asbury Rd, Triphammer Rd, all listed as primary objectives are all significantly impacted by reduction in ACL.



Height Justification Narrative/Summary

As mentioned before, Reach Run project area is already experiencing high network utilization, primarily on low band due to lack of adequate and reliable mid band coverage in the area. Due to the high number of users in the project area, it is important to provide adequate mid band signal strength to this objective area. Verizon RF evaluated the minimum height requirement and it is our expert opinion that any height lower than 140' ACL (145' Monopole) will fail the capacity objective of the project. As shown previously, 140' ACL is not as ideal for the project as 150' would be, however it does provide acceptable coverage for the majority of the project area.

RF Justification Summary



The proposed site resolves the substantial and significant gaps in coverage and capacity impacting the Town of Lansing. These gaps are shown above: The green shaded area represent the gaps in coverage and capacity that the proposed Reach Run site with 145' ACL will resolve.

The network was analyzed to determine whether there is sufficient **RF coverage and capacity** in the **Towns of Lansing**. It was determined that there are significant gaps in adequate LTE service for Verizon Wireless in the Low and Mid Band LTE frequencies. In addition to the coverage deficiencies, Verizon Wireless' network does not have sufficient capacity (low band or mid band) to handle the existing and projected LTE voice and data traffic in the area near and neighboring the proposed facilities ("targeted service improvement area"). Based on the need for additional coverage and capacity while considering the topography and specific area requiring service, any further addition of capacity to distant existing sites does not remedy Verizon's significant gap in reliable service. Therefore, the proposed facilities are also needed to provide "**capacity relief**" to the existing nearby Verizon Wireless sites, allowing the proposed facilities and those neighboring sites to adequately serve the existing and projected capacity demand in this area.

With the existing network configuration there are significant gaps in service which restricts Verizon Wireless customers from originating, maintaining or receiving reliable calls and network access. It is our expert opinion that the proposed site will satisfy the coverage and capacity needs of Verizon Wireless and its subscribers in these portions of the **Towns of Lansing**, and this project area. The proposed location depicted herein satisfies the identified service gaps and is proposed at the minimum height necessary for adequate and reliable service.

Wasif Sharif

Wasif Sharif

Engineer III – RF Design

1275 John Street, Suite 100

West Henrietta, NY 14586

Verizon Wireless





**BELL ATLANTIC MOBILE SYSTEMS LLC
D/B/A
VERIZON WIRELESS**

REACH RUN SITE

**1767 East Shore Drive
Ithaca, New York 14850**

**SITE SELECTION ANALYSIS
AUGUST 8, 2024**

SITE SELECTION ANALYSIS

Verizon Wireless proposes to install and operate a new wireless telecommunications facility, including a new tower, associated antennas, ground equipment, and related appurtenances, at 1767 East Shore Drive in the Town of Ithaca, Tompkins County, New York. The property is currently a 13.36 acre parcel and houses a community recreation center commonly known as "The Rink".

1. NEED FOR FACILITY

(a) Problem

The process of identifying a technologically appropriate location, as well as the need for this communications facility are as provided in the **RF SEARCH RING JUSTIFICATION**. As indicated in that report, when a Verizon Wireless Radio Frequency Engineer identifies coverage gaps in the system or sites that have or will reach data capacity exhaustion, they issue a "search area." A search area is a geographical area located within the inadequately serviced area, and it is designed such that if a wireless telecommunications facility is located within the search area, and at an appropriate height, it will likely provide the required coverage. For the most part, locations outside of the search area will fail to provide adequate service to the cell. Due to technological constraints, there is limited flexibility as to where a new facility can be located, and still function properly. The goal of the search area is to define the permissible location for placement of a cell site that will provide adequate service in the subject cell, and also work properly as part of the overall network.

(b) Solution

A search area was developed based on the problems identified in the **RF SEARCH RING** and are attached herein as **Attachment 1**. These are the geographical areas within which a new wireless telecommunications facility is likely to provide the required coverage (at an appropriate height). Parameters for the search area are generally along East Shore Drive (Route 34) just south of Asbury Lane and to the north of Waterwagon Road. Again, for the most part, locations outside of the search area will fail to provide adequate service to the cell while locations within are likely, but not guaranteed, to do so.

2. SEARCH RING ANALYSIS

(a) Geography & Topography

The Reah Run search area has some varying topography and is comprised of open fields and residential parcels.

(b) Land Use

The Search Ring is made up of predominately residentially developed and undeveloped parcels.

3. ZONING CONSIDERATIONS

(a) Collocation

Verizon Wireless routinely seeks to install its antennas and equipment on existing wireless telecommunications towers or other tall structures (“collocation”), whenever feasible. Local communities universally favor collocation because they can minimize the number of wireless telecommunications towers in an area and many municipalities even provide for a streamlined application review process. Collocation is often listed as the highest siting priority in a local municipality’s Zoning Law. In addition to the streamlined zoning application process, collocation is preferred by wireless providers because it is generally a less expensive and more efficient option, compared to construction of a new tower facility.

(b) New Structure on Municipally-owned Property

As its next priority, Verizon Wireless generally seeks to locate wireless telecommunication facilities on municipally-owned property. These locations are often preferred by municipalities as the second preference behind collocation as it allows municipalities to benefit from a rental stream for the leased premises. In this case, unfortunately there are not any Town of Lansing owned parcels in the area of the search area.

(c) New Structure on Privately-owned Property

When it is not feasible to collocate on an existing tower or tall structure, and there are no feasible municipally-owned properties in the area, Verizon Wireless must find a privately-owned site which is appropriate for and can accommodate a new wireless telecommunications structure. In doing so, the Site Acquisition Specialist attempts to identify properties in the Search Area large enough to accommodate the facility and which also meet any required area requirements such as setbacks. In addition, other characteristics such as existing compatible land use and existing mature vegetation that can screen the facility are considered. Access, land use, constructability, the presence of wetlands, floodplains and other contributing factors are also examined.

4. SEARCH RING ANALYSIS

After a comprehensive investigation of the Search Ring, no currently available towers or tall structures are available collocation in and around the Search Ring.

The Town of Lansing has the following siting preferences, listed in order of preferability (Town Code §119-3(2)(a)). Section of the code is in black and responses are in green.

1. Small-site locations on existing structures that are not highly visible tall structures.

Please see the accompanying VZW RF engineer Macro versus small cell write-up.

2. Small-site locations on existing tall structures.

Please see the accompanying VZW RF engineer Macro versus small cell write-up.

3. Co-location on existing towers or upon property with an existing tower.

There are no existing towers in or around the Search Ring.

4. Siting upon highly visible tall structures.

There are no existing tall structures in or around the Search Ring.

5. Siting upon tall structures.

There are no existing tall structures in or around the Search Ring.

6. Siting within industrial areas and districts (IR zones).

Per the Town of Lansing zoning map, there are no IR zones in or around the Search Ring.

Reach Run Site
Ithaca, New York
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- 7. Siting within commercial or business areas and districts not in the Town center area (B2 zones).

Per the Town of Lansing zoning map, there are no B2 zones in or around the Search Ring.

- 8. Siting in New York State recognized agricultural districts.

Per the Cornell Institute for Resource Information Sciences (Cornell IRIS) and NYS Department of Agriculture and Markets GIS website as shown below there is only one parcel to the south the Search Ring on East Shore Drive and it is not large enough to accommodate a tower facility and meet the town setback requirements.



- 9. Siting in agricultural zones or areas (RA zones).

Per the Town of Lansing zoning map, there are no RA zones in or around the Search Ring.

- 10. Siting in mixed-use residential districts (R3 zones).

Per the Town of Lansing zoning map, there are no R3 zones in or around the Search Ring.

- 11. Siting in the Town center area properties (B1 zone and mapped surrounding areas).

Per the Town of Lansing zoning map, there are no B1 zones in or around the Search Ring.

- 12. Siting in moderate-density residential districts (R2 zones).

Per the Town of Lansing zoning map, most of the Search Ring is comprised of R2 zones.

- 13. Siting in low-density residential districts (R1 zones).

Per the Town of Lansing zoning map, the eastern portion of the Search Ring is comprised of R1 zones.

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Excerpt from the Town of Lansing zoning map with the Search Ring shown in blue:



Town of Lansing Zoning Map April 2023

Zoning April 2023	B2	R1	RA	Cayuga Lake
	IR	R2	AG	
	L1	R3	<all other values>	
	B1			



In addition, per the Town Code § 119-3(C) - New towers are and shall only be permitted in a RA, B2, or IR zoning districts upon the issuance of a special use permit and the granting of site plan approval by the Planning Board.

Telecommunications facilities and towers are not permitted in R1, R2, R3, L1, and B1 zoned areas per Chapter 270, Zoning, of the Town Code. These requirements are specifically intended to regulate tower placement and not to preclude or regulate wireless and cellular services in the Town. Therefore, a Use Variance from the Zoning Board of Appeals will be required for any towers not in the RA, B2, or IR zoning districts.

Lastly per –Town Code § 119-3(F)(6) - Setbacks, yardage. All telecommunications facilities shall comply with all setback, frontage, minimum lot size, yardage, and bulk requirements of the underlying zone in which situate. In the event more than one zone's regulations may apply, the more restrictive requirements shall be applied upon a standard-by-standard basis. These standards apply to all major structures of any telecommunications facilities, as well as their supporting parts and appurtenances, such as guy wires, anchors, and accessory structures. In order to safeguard the general public and adjacent properties, all towers shall be set back from all adjacent property lines a sufficient distance to contain on site substantially all ice fall or debris from any tower failures. The applicant must demonstrate a safe fall zone around the tower showing no impacts upon structures or dwellings and adequate setbacks from public highways.

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The radius of the fall zone must be at least equal to the highest point of the tower, plus forty feet (40').

5. CANDIDATE ANALYSIS

A comprehensive investigation of the Reach Run Search Area was completed and several potential candidates were identified. The parcels are identified on **Attachment 2**. A summary of the properties located within and outside of the Search Area are detailed below.

(A) Young (503289-37.1-6-2.2) – 1775 East Shore Drive

This parcel, 101.23 acres in size is located on the east side of East Shore Drive and also has frontage on Waterwagon Road to the south. The landowner was only interested in leasing space to Verizon Wireless for a tower facility on the north portion of the parcel just south of Asbury Road between the creek that is the parcel boundary to the north and the creek and pond that bisect the northernmost field from the rest of the parcel. This location was submitted to the RF engineer for review as a potential location for a tower facility. The owner of parcel was initially interested in leasing space to Verizon Wireless, but when we investigated the only available location on the parcel it was determined that the existing earthen bridge that crosses the creek (a designated federal wetland that feeds into Gulf Creek and then feeds into Cayuga Lake) would need to be upgraded with potential impacts to the federal wetlands, Gulf Creek and Cayuga Lake to obtain access to the only available location on the parcel, lease negotiations with the owner of the parcel were terminated.

(B) Fish and Game (Tax Parcel ID# 503201-42.1-1-7 and 503289-42.-1-7) – 1649 East Shore Drive

These parcels, totaling 28.38 acres in size, are located on east side of East Shore Road in the Village of Lansing. This location was submitted to the RF engineer for review as a potential location for a tower facility. The landowner was initially interested in leasing space to Verizon Wireless, but after completing their review of the available candidates, the Verizon Wireless RF engineer concluded that this location would not be adequate as this location would have not adequately covered the intended coverage area. As such, lease negotiations with the landowner were terminated.

(C) Butler #1 (Tax Parcel ID# 503289-42.-1-29) – No Number East Shore Drive

This parcel, 40.91 acres in size, is located on the west side of East Shore Drive. The landowner was only interested in leasing space to Verizon Wireless for a tower facility on the eastern portion of the parcel closest to East Shore Drive. This location was submitted to the RF engineer for review as a potential location for a tower facility. The landowner was initially interested in leasing space to Verizon Wireless, but after completing their review of the available candidates, the Verizon Wireless RF engineer concluded that this location would not be adequate as this location would have not adequately covered the intended coverage area. As such, lease negotiations with the landowner were terminated.

(D) Butler #2 (Tax Parcel ID# 503289-42.-1-40) – No Number East Shore Drive

This parcel, 148.04 acres in size, is located on the east side of East Shore Drive but has its frontage on North Triphammer Road. The landowner was only interested in leasing space to Verizon Wireless for a tower facility on the eastern portion of the parcel closest to North Triphammer Road. This location was submitted to the RF engineer for review as a potential location for a tower facility. The landowner was initially interested in leasing space to Verizon Wireless, but after completing their review of the available candidates, the Verizon Wireless RF

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engineer concluded that this location would not be adequate as this location would have not adequately covered the intended coverage area. As such, lease negotiations with the landowner were terminated.

(E) Community Recreational Center – “The Rink” (Tax Parcel ID# 503289-37.1-6-9) – 1767 East Shore Drive

This parcel, 13.19 acres in size, is located on the east side of East Shore Drive. This parcel and proposed tower location is within the search area and has proved to be the best location from a topography and terrain perspective. The chosen location on the property also offers some natural screening of the base of the tower facility from view from neighboring parcels to the north, south and west, and a 145’ tower plus a 4’ lightning rod in the proposed tower location meets the town setback requirement of the height of the tower plus 40’ and the proposed tower location would be 195’ from the adjacent parcels to the south and west. As further detailed in the RF review and analysis document - “Engineering Necessity Case – Reach Run” this location adequately solves the issues that the Verizon Wireless network is currently experiencing in the area.

All the parcels with red stars on them on **Attachment 2** were either reviewed and a tower on the parcel could not meet the Town of Lansing setback requirements or they were contacted via certified letter and either did not respond to the certified letter with interest in pursuing a tower facility on their parcel or did respond to letter to let me know they were not interested in pursuing a tower facility on their respective parcel. The remaining parcels were reviewed but are simply too small to accommodate a tower facility and meet the Town of Lansing setback requirements.

6. CONCLUSION

Based on the requirements of the Town of Lansing town code, the existing conditions and land use, and the reasons identified above, as well as the results of RF review and analysis, we believe the Community Recreational Center – “The Rink” is the best location for the proposed facility.

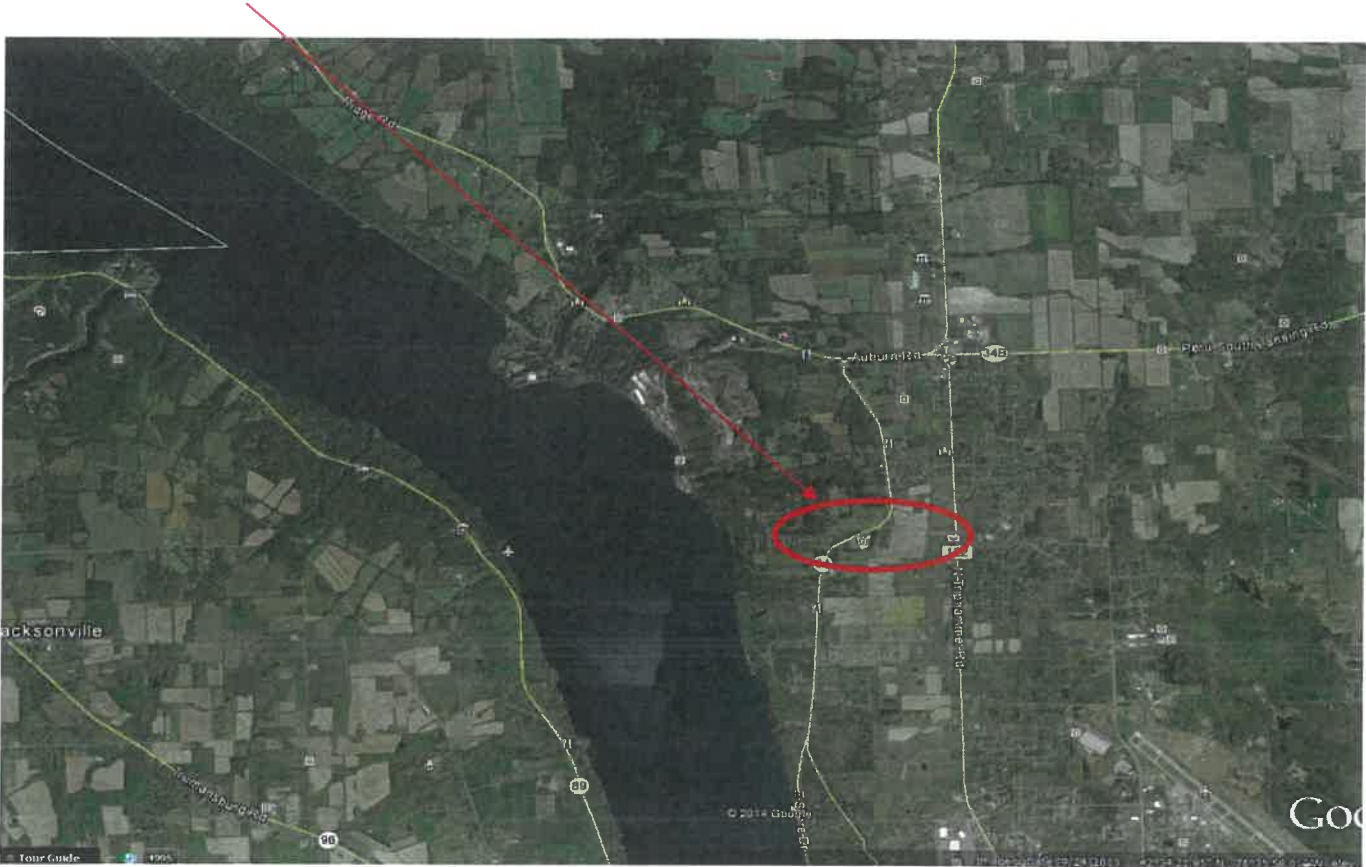
Prepared by:

Brett Morgan

Brett Morgan
Airosmith Development
Consultant to Verizon Wireless

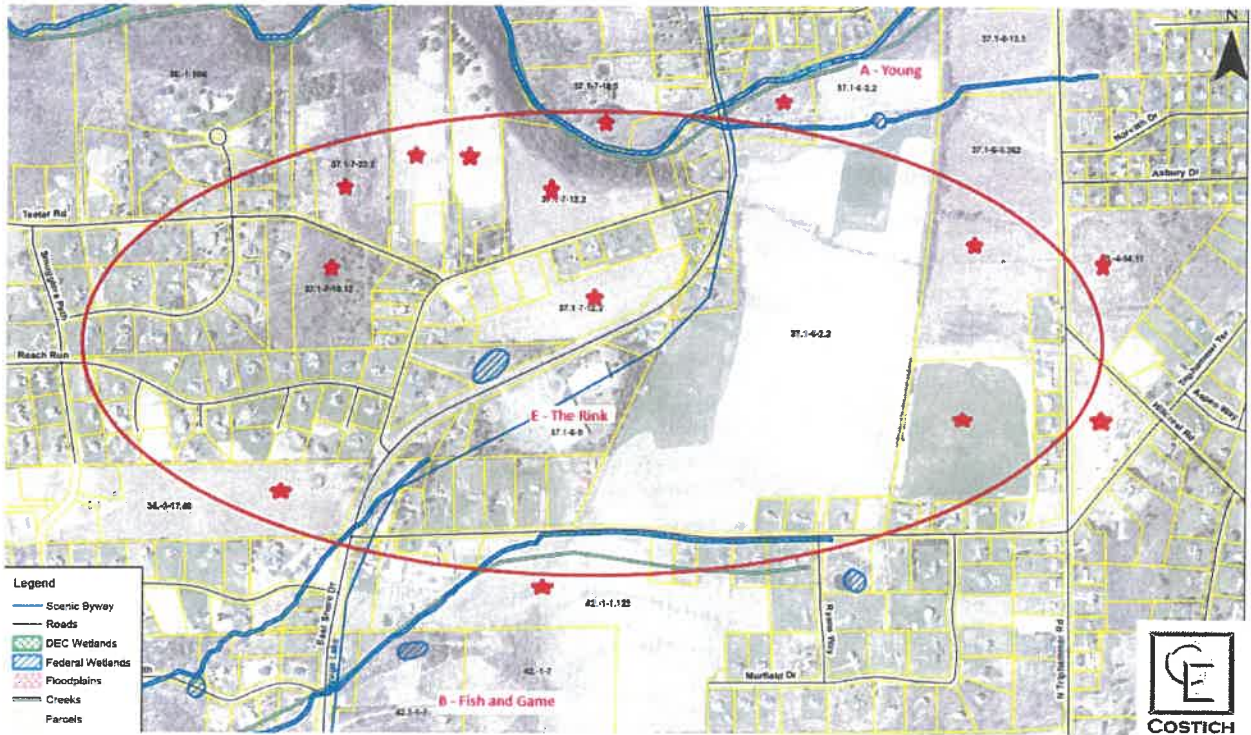
Reach Run Site
Ithaca, New York
August 8, 2024

ATTACHMENT 1 VERIZON WIRELESS REACH RUN SEARCH RING

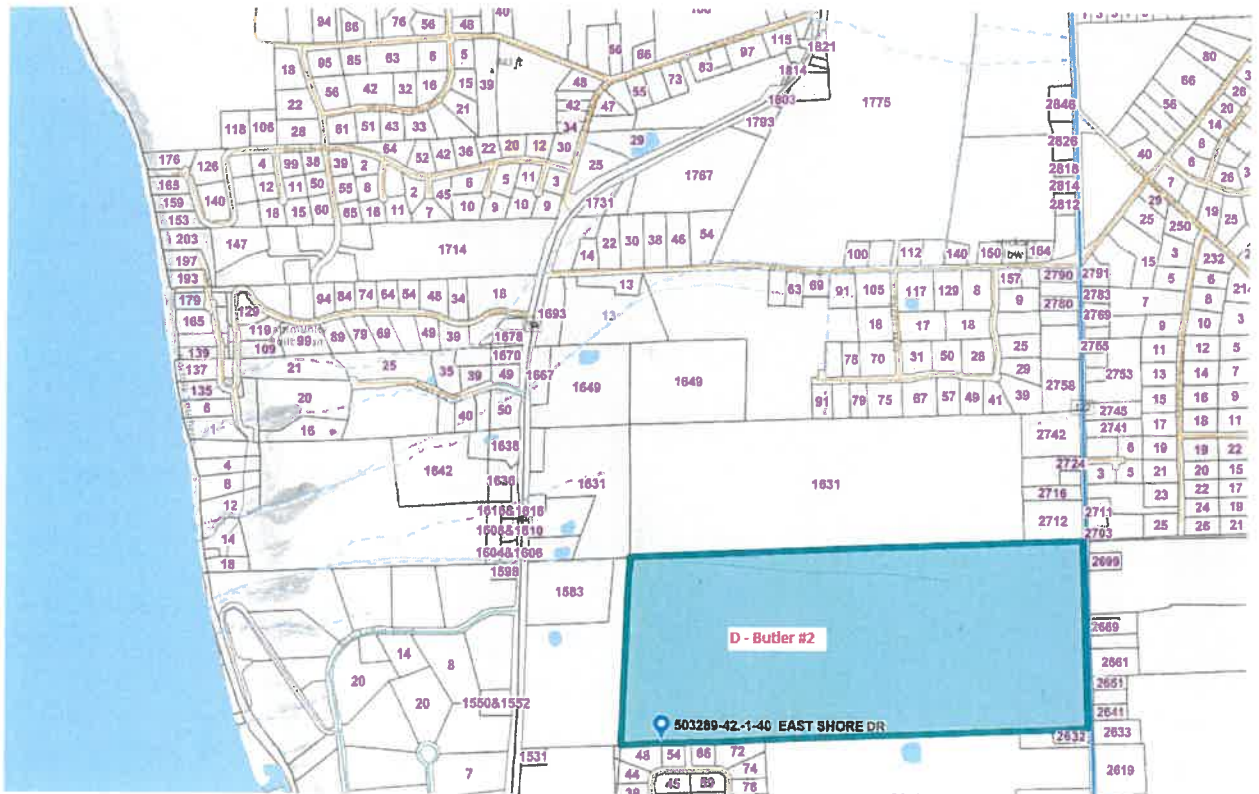
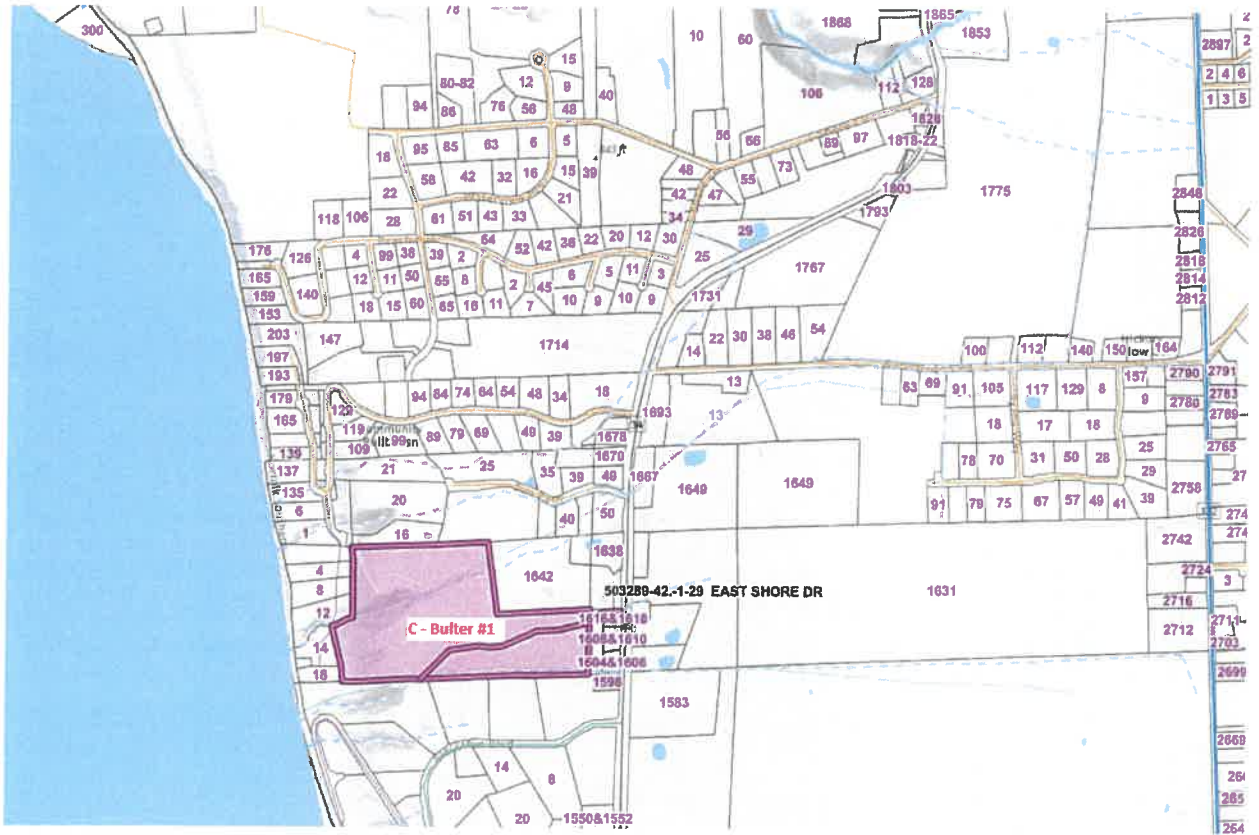


Reach Run Site
Ithaca, New York
August 8, 2024

ATTACHMENT 2 VERIZON WIRELESS REACH RUN PARCELS IDENTIFIED & INVESTIGATED



Reach Run Site
Ithaca, New York
August 8, 2024



Full Environmental Assessment Form
Part 1 - Project and Setting

Section 3, Item f.

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: Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless - Reach Run Telecommunications Facility		
Project Location (describe, and attach a general location map): 1767 E Shore Dr. Ithaca, NY 14850, Town of Lansing, Tompkins County (T.A.# 37.1-6-9, 13.36 acres per tax map)		
Brief Description of Proposed Action (include purpose or need): Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless is proposing the construction of a wireless telecommunications facility. The facility will consist of a 145' monopole (with proposed 4' lightning rod) that will support a Verizon Wireless antenna array at 140' AGL; ground based improvements include outdoor equipment cabinets on a 11'x12.5' concrete slab with an ice canopy over it, a cable bridge, a propane generator on a 4x8' concrete slab, and a 500 gallon propane tank, all enclosed by a 37'x76', 7' tall chain link fence with a 1' barbed wire top. The compound, generator proposed tower, wireless telecommunications equipment, and meter board are all to be located within a 100'x100' lease area. Access to the site will utilize an existing curb cut and parking lot within a proposed 20' wide access easement off of E. Shore Drive (NYS Route 34) to the proposed tower location.		
Name of Applicant/Sponsor: Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless		Telephone: 585-474-2095 E-Mail: katie.jaeckel@verizonwireless.com
Address: 1275 John Street, Suite 100		
City/PO: West Henrietta	State: NY	Zip Code: 14586
Project Contact (if not same as sponsor; give name and title/role): Nixon Peabody, LLC - Jared Lusk		Telephone: 585-263-1140 E-Mail: jlusk@nixonpeabody.com
Address: 1300 Clinton Square		
City/PO: Rochester	State: NY	Zip Code: 14604
Property Owner (if not same as sponsor): Community Rec Center, Inc.		Telephone: E-Mail:
Address: 1767 East Shore Dr.		
City/PO: Ithaca	State: NY	Zip Code: 14850

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 type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Planning Board - Site Plan Approval, Building Permit approval	May 2024
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Zoning Board of Appeals - Use Variance	May 2024
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
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? *2018 Town of Lansing Comprehensive Plan -Proposed Future Land Use Map - labels site as Recreation* 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?

R-2 (Residential - Moderate Density)

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? Lansing School District

b. What police or other public protection forces serve the project site?
NYS Police, Tompkins County Sheriff Department

c. Which fire protection and emergency medical services serve the project site?
Lansing Fire Station 5, Tompkins County Fire and Rescue

d. What parks serve the project site?
Emile Jonas Falls Nature Trail, Edwards Lake Cliffs

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)? Wireless Telecommunications Facility

- b. a. Total acreage of the site of the proposed action? _____ 13.36 acres
- b. Total acreage to be physically disturbed? _____ .19 acres
- c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .42 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

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

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

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

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

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

i. If No, anticipated period of construction: _____ 3 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

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

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures _____ 1
 ii. Dimensions (in feet) of largest proposed structure: _____ 145' height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ N/A square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- If Yes:
- i. How much impervious surface will the project create in relation to total size of project parcel?
- _____ Square feet or _____ acres (impervious surface)
- _____ Square feet or _____ acres (parcel size)
- ii. Describe types of new point sources. _____

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
- _____
- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No
- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

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

- If Yes, identify:
- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- Construction equipment _____
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- N/A _____
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
- Standby Propane Generator _____

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

- If Yes:
- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

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

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

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

If Yes:

- i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
- ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
- iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
- iv. Does the proposed action include any shared use parking? Yes No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
- vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
- vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
- viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

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: _____
70,000 kwh
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local Utility
- iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

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

i. During Construction:

- Monday - Friday: _____ 7am - 6pm
- Saturday: _____ 7am - 6pm
- Sunday: _____ N/A
- Holidays: _____ N/A

ii. During Operations:

- Monday - Friday: _____ 24 Hours
- Saturday: _____ 24 Hours
- Sunday: _____ 24 Hours
- Holidays: _____ 24 Hours

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:
During construction _____

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:
(1) 25W flood light mounted on H-frame activated with spring wound timer, 8' +/- above grade

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: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): Recreation; Vacant

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	5.35	5.45	.10
• Forested	4.21	4.21	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.64	3.54	-.10
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	.16	.16	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No

i. If Yes: explain: indoor ice skating rink; archery

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:
Site No.: 7-600156, Petroleum Bulk Storage; Underground Tank; Site Closed-Removed

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' 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:

HsB-Hudson silty clay loam	_____	16 %
OaA-Ovid silt loam	_____	69 %
IcA-Ilion silty clay loam	_____	14 %

d. What is the average depth to the water table on the project site? Average: _____ 0-2 feet

e. Drainage status of project site soils:

<input type="checkbox"/> Well Drained:	_____ % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	17 % of site
<input checked="" type="checkbox"/> Poorly Drained	83 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	100 % of site
<input type="checkbox"/> 10-15%:	_____ % of site
<input type="checkbox"/> 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 Freshwater Pond PUBHh Approximate Size 0.73
- 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:
small mammals _____ birds _____

n. Does the project site contain a designated significant natural community? Yes No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
• Currently: _____ acres
• Following completion of project as proposed: _____ acres
• Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
i. If Yes: acreage(s) on project site? 2.2 +/- acres
ii. Source(s) of soil rating(s): 2024 NEW YORK AGRICULTURAL LAND CLASSIFICATION - TOMPKINS - JANUARY 1, 2024

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
If Yes:
i. Nature of the natural landmark: Biological Community Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

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

ii. Name: _____

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

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Cayuga Lake Scenic Byway (NYS Route 34)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Scenic Byway

iii. Distance between project and resource: _____ 0.01 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

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

G. Verification

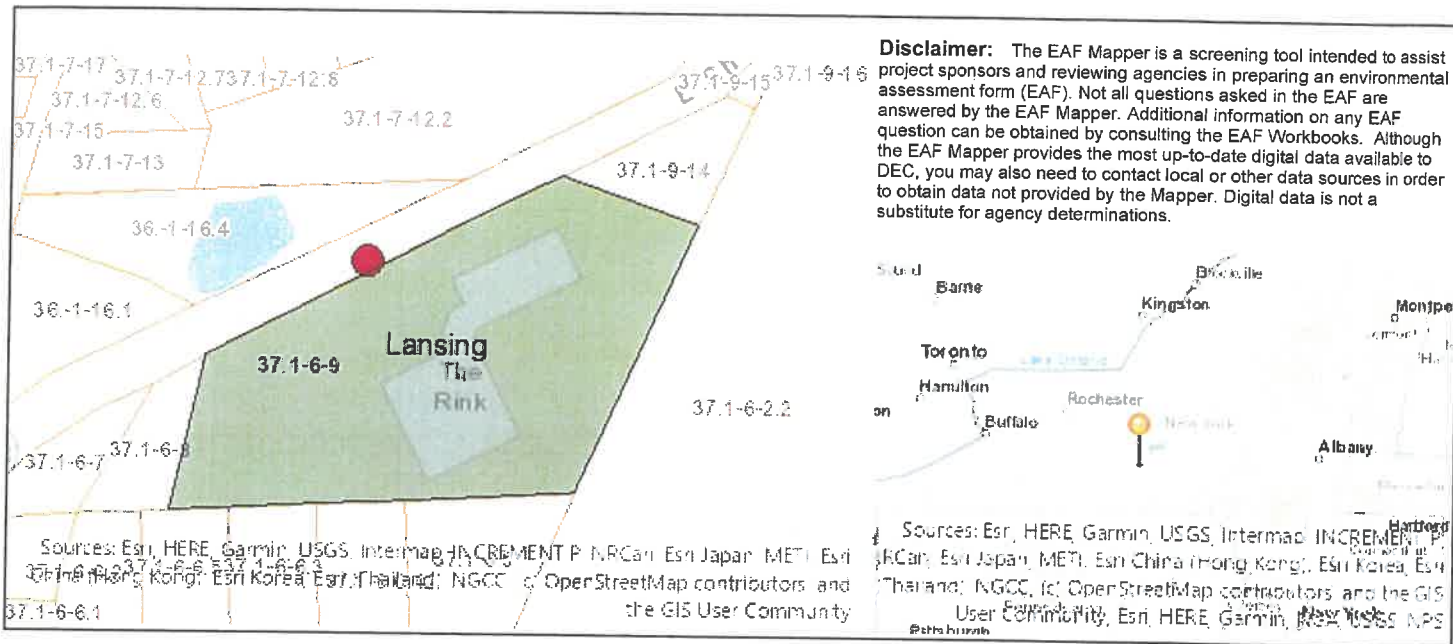
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Bell Atlantic Mobile Systems, LLC d/b/a Verizon Date April 7, 2024

Signature  Title Project Engineer-Costich Engineering, DPC

EAF Mapper Summary Report

Thursday, April 4, 2024 3:02 PM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

SITE NAME: Reach Run
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LAND LEASE AGREEMENT

This Land Lease Agreement (the "Agreement") is made by and between Community Recreational Center, Inc., with an address of 1767 East Shore Drive, Ithaca, New York 14850 ("LESSOR") and Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless with an address of One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 ("LESSEE"). LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WITNESSETH

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. **GRANT.** LESSOR hereby grants to LESSEE the right to install, maintain, replace, add and operate communications equipment ("Use") upon a portion of that real property owned, leased or controlled by LESSOR located at 1767 East Shore Drive in the Town of Lansing, Tompkins County, New York, Tax Map No. 37.1-6-9 (the "Property"). The Property is legally described on Exhibit "A" attached hereto and made a part hereof. The "Premises" is approximately 10,000 square feet and is shown in detail on Exhibit "B" attached hereto and made a part hereof. LESSEE may survey the Premises. Upon completion, the survey shall replace Exhibit "B" in its entirety.

2. **INITIAL TERM.** This Agreement shall be effective as of the date of execution by both Parties ("Effective Date"). The initial term of the Agreement shall be for 5 years beginning on the first day of the month after LESSEE begins installation of LESSEE's communications equipment on the Premises (the "Commencement Date") and will be acknowledged by the Parties in writing, including electronic mail.

3. **EXTENSIONS.** The initial term of this Agreement shall automatically be extended for 4 additional 5-year terms unless LESSEE gives LESSOR written notice of its intent to terminate at least three (3) months prior to the end of the then current extension term. The initial term and any extension terms shall be collectively referred to herein as the "Term".

4. **RENTAL.**

a. Rental payments shall begin on the Commencement Date and be due at a total annual rental of [REDACTED] to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR or to such other person, firm, or place as LESSOR may, from time to time, designate in writing at least 30 days in advance of any rental payment due date by notice given in accordance with Paragraph 19 below. The initial rental payment shall be delivered by LESSEE no later than 90 days after the Commencement Date. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE. Each year during the Term, as of the anniversary of the Commencement Date, annual rent shall increase by 2% over the rent for the immediately preceding year.

b. For any party to whom rental payments are to be made, LESSOR or any successor in interest of LESSOR hereby agrees to provide to LESSEE (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully executed state and local withholding forms if required; (iii) LESSEE's payment direction form, and (iv) other documentation to verify LESSOR's or such other party's right to receive rental as is reasonably requested by LESSEE. Rental shall accrue in accordance with this Agreement, but LESSEE shall have no obligation to deliver rental payments

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until the requested documentation has been received by LESSEE. Upon receipt of the requested documentation, LESSEE shall deliver the accrued rental payments as directed by LESSOR.

5. ACCESS/UTILITIES. LESSEE shall have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of LESSEE's communications equipment over or along a 20 foot wide right-of-way ("Easement"), which shall be depicted on Exhibit "B". LESSEE may use the Easement and an additional 10 foot wide utility easement shown on Exhibit "B" for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services as deemed necessary or appropriate by LESSEE for the operation of its communications equipment. In the event it is necessary, LESSOR agrees to grant LESSEE or the service provider the right to install such services on, through, over and/or under the Property, provided the location of such services shall be reasonably approved by LESSOR. In the event of any power interruption at the Premises, LESSEE shall be permitted to install, maintain and/or provide access to and use of a temporary power source to be located on the Property, including related equipment and appurtenances, such as conduits connecting the temporary power source to the Premises. The Easement and any other easements granted herein terminate upon expiration or termination of this Agreement.

6. CONDITION OF PROPERTY. LESSOR shall deliver the Premises to LESSEE in a condition ready for LESSEE's Use and clean and free of debris. LESSOR represents and warrants to LESSEE that as of the Effective Date, the Property is (a) in compliance with all Laws; and (b) in compliance with all EH&S Laws (as defined in Paragraph 24).

7. IMPROVEMENTS. The communications equipment including, without limitation, the tower structure, antennas, conduits, fencing and other screening, and other improvements shall be at LESSEE's expense and installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add to or otherwise modify its communications equipment, tower structure, antennas, conduits, fencing and other screening, or other improvements or any portion thereof and the frequencies over which the communications equipment operates, at no additional cost to LESSEE, whether or not any of the communications equipment, antennas, conduits or other improvements are listed on any exhibit. LESSEE shall only be required to obtain LESSOR consent for modifications that increase LESSEE's Premises. LESSOR shall respond in writing to any LESSEE consent request within 30 days of receipt or LESSOR's consent shall be deemed granted, provided, any material modifications to the Premises shall be memorialized by the Parties in writing. LESSOR is not entitled to a rent increase associated with any LESSEE modification unless it is increasing its Premises, in which case, any rent increase shall be proportionate to the additional ground space included in the Premises.

8. GOVERNMENT APPROVALS. LESSEE's Use is contingent upon LESSEE obtaining all of the certificates, permits and other approvals (collectively the "Government Approvals") that may be required by any Federal, State or Local authorities (collectively, the "Government Entities") as well as a satisfactory soil boring test, environmental studies, or any other due diligence LESSEE chooses that will permit LESSEE's Use. LESSOR shall cooperate with LESSEE in its effort to obtain and maintain any Government Approvals. Notwithstanding anything contained herein to the contrary, LESSOR hereby agrees to allow LESSEE to install any RF frequency signage and/or barricades as are necessary to ensure LESSEE's compliance with Laws.

9. TERMINATION. LESSEE may, unless otherwise stated, immediately terminate this Agreement upon written notice to LESSOR in the event that (i) any applications for such Government Approvals should be finally rejected; (ii) any Government Approval issued to LESSEE is canceled, expires, lapses or is otherwise withdrawn or terminated by any Government Entity; (iii) LESSEE determines that

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such Government Approvals may not be obtained in a timely manner; (iv) LESSEE determines any structural analysis is unsatisfactory; (v) LESSEE, in its sole discretion, determines the Use of the Premises is obsolete or unnecessary; (vi) with 3 months prior notice to LESSOR, upon the annual anniversary of the Commencement Date; or (vii) at any time before the Commencement Date for any reason or no reason in LESSEE's sole discretion.

10. INDEMNIFICATION. Subject to Paragraph 11, each Party and/or any successor and/or assignees thereof, shall indemnify and hold harmless the other Party, and/or any successors and/or assignees thereof, against (i) all claims of liability or loss from bodily injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents, and (ii) reasonable attorney's fees, expense, and defense costs incurred by the indemnified Party. The indemnified Party will provide the indemnifying Party with prompt, written notice of any claim that is subject to the indemnification obligations in this paragraph. The indemnified Party will cooperate appropriately with the indemnifying Party in connection with the indemnifying Party's defense of such claim. The indemnifying Party shall defend any indemnified Party, at the indemnified Party's request, against any claim with counsel reasonably satisfactory to the indemnified Party. The indemnifying Party shall not settle or compromise any such claim or consent to the entry of any judgment without the prior written consent of each indemnified Party and without an unconditional release of all claims by each claimant or plaintiff in favor of each indemnified Party. All indemnification obligations shall survive the termination or expiration of this Agreement.

11. INSURANCE. The Parties agree to maintain during the term of this Agreement the following insurance policies:

a. Commercial general liability in the amount of \$1,000,000.00 per occurrence for bodily injury and property damage and \$3,000,000.00 in the annual aggregate. Each party shall be included as an additional insured as their interest may appear under this Agreement on the other party's insurance policy.

b. "All-Risk" property insurance on a replacement cost basis insuring their respective property with no coinsurance requirement. Where legally permissible, each party agrees to waive subrogation against the other party and to ensure said waiver is recognized by the insurance policies insuring the property.

12. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 10 and 23, a violation of Paragraph 26, or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, diminution in value of business, loss of technology, rights or services, loss of data, or interruption or loss of use of service, incidental, punitive, indirect, special, trebled, enhanced or consequential damages, even if advised of the possibility of such damages, whether such damages are claimed for breach of contract, tort (including negligence), strict liability or otherwise, unless applicable law forbids a waiver of such damages.

13. INTERFERENCE.

a. LESSEE agrees that LESSEE will not cause interference that is measurable in accordance with industry standards to LESSOR's equipment. LESSOR agrees that LESSOR and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to the then-existing communications equipment of LESSEE.

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b. Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of 48 hours following notice to the interfering party via telephone to LESSEE’S Network Management Center (at (800) 264-6620) or to LESSOR at (607- 277-7465), the interfering party shall or shall require any other-user to reduce power or cease operations of the interfering equipment until the interference is cured.

c. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

14. REMOVAL AT END OF TERM. Within 90 days of the expiration or earlier termination of the Agreement, LESSEE shall remove LESSEE’s communications equipment (except footings and foundations) and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that the communications equipment shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws.

15. RIGHT OF FIRST REFUSAL. If at any time after the Effective Date, LESSOR receives an offer or letter of intent from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase fee title, an easement, a lease, a license, or any other interest in the Property or any portion thereof or to acquire any interest in this Agreement, or an option for any of the foregoing, LESSOR shall provide written notice to LESSEE of said offer (“LESSOR’s Notice”). LESSOR’s Notice shall include the prospective buyer’s name, the purchase price being offered, any other consideration being offered, the other terms and conditions of the offer, a description of the portion of and interest in the Property and/or this Agreement which will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to LESSOR by the third party offeror. LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer or by effectuating a transaction with substantially equivalent financial terms. If LESSEE fails to provide written notice to LESSOR that LESSEE intends to meet such bona fide offer within 30 days after receipt of LESSOR’s Notice, LESSOR may proceed with the proposed transaction in accordance with the terms and conditions of such third party offer, in which event this Agreement shall continue in full force and effect and the right of first refusal described in this Paragraph shall survive any such conveyance to a third party. If LESSEE provides LESSOR with notice of LESSEE’s intention to meet the third party offer within 30 days after receipt of LESSOR’s Notice, then if LESSOR’s Notice describes a transaction involving greater space than the Premises, LESSEE may elect to proceed with a transaction covering only the Premises and the purchase price shall be prorated on a square footage basis. Further, LESSOR acknowledges and agrees that if LESSEE exercises this right of first refusal, LESSEE may require a reasonable period of time to conduct due diligence and effectuate the closing of a transaction on substantially equivalent financial terms of the third party offer. LESSEE may elect to amend this Agreement to effectuate the proposed financial terms of the third party offer rather than acquiring fee simple title or an easement interest in the Premises

16. RIGHTS UPON SALE. Should LESSOR, at any time during the Term, decide (i) to sell or otherwise transfer all or any part of the Property, or (ii) to grant to a third party by easement or other legal instrument an interest in and to any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE’s rights hereunder. In the event that LESSOR completes any such sale, transfer, or grant described in this Paragraph without executing an assignment of the Agreement whereby the third party

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agrees in writing to assume all obligations of LESSOR under this Agreement, then LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of the Agreement.

17. **LESSOR'S TITLE.** LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. LESSOR represents and warrants to LESSEE as of the Effective Date and covenants during the Term that LESSOR has full authority to enter into and execute this Agreement and that there are no liens, judgments, covenants, easements, restrictions or other impediments of title that will adversely affect LESSEE's Use.

18. **ASSIGNMENT.** Without any approval or consent of the other Party, this Agreement may be sold, assigned or transferred by either Party to (i) any entity in which the Party directly or indirectly holds an equity or similar interest; (ii) any entity which directly or indirectly holds an equity or similar interest in the Party; or (iii) any entity directly or indirectly under common control with the Party. LESSEE may assign this Agreement to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization without approval or consent of LESSOR. Additionally, this Agreement may be sold, assigned or transferred by LESSEE without any approval or consent of LESSOR to any company whose primary business is developing, constructing, owning and operating communications facilities for use by LESSEE and/or other third-parties and in the event of any such assignment and the subsequent subleasing of space to LESSEE, LESSOR acknowledges and agrees that no sublease fee as described therein shall be due and payable from LESSEE for such sublease. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the other Party, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder. LESSEE may sublet the Premises in LESSEE's sole discretion.

19. **NOTICE.** Except for notices permitted via telephone in accordance with Paragraph 13, or via electronic mail in accordance with Paragraph 2, all notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: Community Recreational Center, Inc.
1767 East Shore Drive
Ithaca, New York 14850

LESSEE: Bell Atlantic Mobile Systems LLC
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

With a copy to: Basking Ridge Mail Hub
Attn: Legal Intake
One Verizon Way
Basking Ridge, NJ 07920

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Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

20. SUBORDINATION AND NON-DISTURBANCE. Within 15 days of the Effective Date, LESSOR shall obtain a Non-Disturbance Agreement (as defined below) and any required consent from existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At LESSOR's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "Mortgage") by LESSOR which from time to time may encumber all or part of the Property; provided, however, as a condition precedent to LESSEE being required to subordinate its interest in this Agreement to any future Mortgage covering the Property, LESSOR shall obtain for LESSEE's benefit a non-disturbance and attornment agreement for LESSEE's benefit in the form reasonably satisfactory to LESSEE, and containing the terms described below (the "Non-Disturbance Agreement"), and shall recognize LESSEE's rights under this Agreement. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "Purchaser") acquires an ownership interest in the Property, Lender or such successor-in-interest or Purchaser will honor all of the terms of the Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LESSEE will execute an agreement for Lender's benefit in which LESSEE (1) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Property and (3) agrees to accept a cure by Lender of any of LESSOR's defaults, provided such cure is completed within the deadline applicable to LESSOR. In the event LESSOR defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, LESSEE, may, at its sole option and without obligation, cure or correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by LESSEE to cure or correct such defaults.

21. DEFAULT. It is a "Default" if (i) either Party fails to comply with this Agreement and does not remedy the failure within 30 days after written notice by the other Party or, if the failure cannot reasonably be remedied in such time, if the failing Party does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice, or (ii) LESSOR fails to comply with this Agreement and the failure interferes with LESSEE's Use and LESSOR does not remedy the failure within 5 days after written notice from LESSEE or, if the failure cannot reasonably be remedied in such time, if LESSOR does not commence a remedy within the allotted 5 days and diligently pursue the cure to completion within 15 days after the initial written notice. The cure periods set forth in this Paragraph 21 do not extend the period of time in which either Party has to cure interference pursuant to Paragraph 13 of this Agreement.

22. REMEDIES. In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Property is located. Further, upon a Default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon receipt of an itemized invoice. If LESSEE undertakes any such performance on LESSOR's behalf and LESSOR does not pay LESSEE the full undisputed amount within 30 days of its receipt of an itemized invoice setting forth the amount due,

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LESSEE may offset the full undisputed amount due against all fees due and owing to LESSOR under this Agreement until the full undisputed amount is fully reimbursed to LESSEE.

23. ENVIRONMENTAL. LESSEE shall conduct its business in compliance with all applicable laws governing the protection of the environment or employee health and safety ("EH&S Laws"). LESSEE shall indemnify and hold harmless the LESSOR from claims to the extent resulting from LESSEE's violation of any applicable EH&S Laws or to the extent that LESSEE causes a release of any regulated substance to the environment. LESSOR shall indemnify and hold harmless LESSEE from all claims resulting from the violation of any applicable EH&S Laws or a release of any regulated substance to the environment except to the extent resulting from the activities of LESSEE. The Parties recognize that LESSEE is only leasing a small portion of the Property and that LESSEE shall not be responsible for any environmental condition or issue except to the extent resulting from LESSEE's specific activities and responsibilities. In the event that LESSEE encounters any hazardous substances that do not result from its activities, LESSEE may relocate its facilities to avoid such hazardous substances to a mutually agreeable location or, if LESSEE desires to remove at its own cost all or some the hazardous substances or materials (such as soil) containing those hazardous substances, LESSOR agrees to sign any necessary waste manifest associated with the removal, transportation and/or disposal of such substances.

24. CASUALTY. If a fire or other casualty damages the Property or the Premises and impairs LESSEE's Use, rent shall abate until LESSEE'S Use is restored. If LESSEE's Use is not restored within 45 days, LESSEE may terminate this Agreement.

25. CONDEMNATION. If a condemnation of any portion of the Property or Premises impairs LESSEE's Use, LESSEE may terminate this Agreement. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to LESSEE's communications equipment, relocation costs and, specifically excluding loss of LESSEE's leasehold interest, any other damages LESSEE may incur as a result of any such condemnation.

26. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, EH&S Laws, rules, regulations, ordinances, directives, covenants, easements, consent decrees, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (i) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises; and (ii) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises. It shall be LESSOR's obligation to comply with all Laws relating to the Property, without regard to specific use (including, without limitation, modifications required to enable LESSEE to obtain all necessary building permits).

27. TAXES. If LESSOR is required by law to collect any federal, state, or local tax, fee, or other governmental imposition (each, a "Tax") from LESSEE with respect to the transactions contemplated by this Agreement, then LESSOR shall bill such Tax to LESSEE in the manner and for the amount required by law, LESSEE shall promptly pay such billed amount of Tax to LESSOR, and LESSOR shall remit such Tax to the appropriate tax authorities as required by law; provided, however, that LESSOR shall not bill to or otherwise attempt to collect from LESSEE any Tax with respect to which LESSEE has provided LESSOR with an exemption certificate or other reasonable basis for relieving LESSOR of its responsibility to collect such tax from LESSEE. Except as provided in this Paragraph 27, LESSOR shall bear the costs of all Taxes that are assessed against or are otherwise the legal responsibility of LESSOR with respect to

SITE NAME: Reach Run
 MDG Location Id: 5000007341
 ATTY/DATE: NP/ February 2024

itself, its property, and the transactions contemplated by this Agreement. LESSEE shall be responsible for all Taxes that are assessed against or are otherwise the legal responsibility of LESSEE with respect to itself, its property, and the transactions contemplated by this Agreement. Notwithstanding anything to the contrary contained herein, if the Property assessment includes amounts specifically attributable to LESSEE's communications equipment (collectively, "Communications Equipment Assessment"), LESSEE shall be responsible for payment of real estate taxes based on the Communications Equipment Assessment; provided the Parties receive a courtesy split of the real estate tax bill by the appropriate Government Entity so that LESSEE will receive its own real estate tax bill(s) which LESSEE will pay directly to the appropriate Governmental Entity(ies).

28. NON-DISCLOSURE. The Parties agree that this Agreement and any information exchanged between the Parties regarding the Agreement are confidential. The Parties agree not to provide copies of this Agreement or any other confidential information to any third party without the prior written consent of the other or as required by law. If a disclosure is required by law, prior to disclosure, the Party shall notify the other Party and cooperate to take lawful steps to resist, narrow, or eliminate the need for that disclosure.

29. INTENTIONALLY OMITTED.

30. MISCELLANEOUS. This Agreement contains all agreements, promises and understandings between the LESSOR and the LESSEE regarding this transaction, and no oral agreement, promises or understandings shall be binding upon either the LESSOR or the LESSEE in any dispute, controversy or proceeding. This Agreement may not be amended or varied except in a writing signed by all Parties. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns hereto. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights hereunder shall not waive such rights and such party shall have the right to enforce such rights at any time. The performance of this Agreement shall be governed, interpreted, construed and regulated by the laws of the state in which the Premises is located without reference to its choice of law rules. Except as expressly set forth in this Agreement, nothing in this Agreement shall grant, suggest or imply any authority for one Party to use the name, trademarks, service marks or trade names of the other for any purpose whatsoever. LESSOR agrees to execute a Memorandum of this Agreement, which LESSEE may record with the appropriate recording officer. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement. This Agreement may be executed in counterparts, including written and electronic forms. All executed counterparts shall constitute one Agreement, and each counterpart shall be deemed an original.

[Signature page follows]

SITE NAME: Reach Run
MDG Location Id: 5000007341
ATTY/DATE: NP/ February 2024

IN WITNESS WHEREOF, this Agreement is entered into by the Parties as of the Effective Date.

LESSOR:

Community Recreational Center, Inc.

By: *Andy Smith*

Name: *ANDREW SCIPARONE*

Its: *Treasurer*

Date: *2/23/24*

LESSEE:

Bell Atlantic Mobile Systems LLC
d/b/a Verizon Wireless

By: _____

Name: _____

Its: _____

Date: _____

SITE NAME: Reach Run
 MDG Location Id: 6000007341
 ATTY/DATE: NP/ February 2024

EXHIBIT "A"

PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins and State of New York, being a part of Military Lot No. 91 in said Town, and more particularly bounded and described as follows:

BEGINNING at an iron pipe set in the southerly line of East Shore Drive (N.Y.S. Route No. 34) at the southwest corner of premises now or formerly of Oaks (see Liber 605 of Deeds at page 1); running thence S 84 degrees 32' E, along an old hedgerow, a distance of 362.8 feet to a pipe; running thence S 31 degrees 29' W, along a hedgerow marking the former southeasterly line of the former railroad right of way, a distance of 819.8 feet to a pipe (the previous two courses having been incorrectly described in the deed to the grantor herein due to a computational error by the surveyor, which error is corrected as shown on the survey incorporated herein); running thence N 85 degrees 01' W, in part along a small hedgerow, a distance of 919.0 feet to a point; running thence N 19 degrees 24' E, passing through a pipe at 10.45 feet and 187.67 feet, a total distance of 368 feet to a pin set in the southerly line of the said East Shore Drive (N.Y.S. Route 34); running thence N 70 degrees 20' E, along said southerly line of the highway, a distance of 913.6 feet to the point or place of beginning, containing 13.84 acres of land, more or less.

TOGETHER WITH all the right, title and interest of the grantor in and to the parcel lying northerly of the premises above described to the center line of East Shore Drive (N.Y.S. Route 34); SUBJECT TO the rights of the public therein for street and highway purposes and EXCEPTING those premises appropriated by the People of the State of New York by notice of appropriation recorded in the Tompkins County Clerk's Office in Book 443 of Deeds at page 802.

ALSO EXCEPTING THEREFROM:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins and State of New York, more particularly bounded and described as follows:

COMMENCING at a point in the easterly line of N.Y.S. Route 34 - East Shore Drive, said point of beginning being the northwesterly corner of premises of Community Recreational Center, Inc. (Liber 748/4) and the southerly corner of premises of Oaks (Liber 605/1 & Liber 710/176);

Thence South 74° 23' 47" East, a distance of 329.72 feet to a point marked by a set iron pin;

Thence North 24° 11' 51" East, a distance of 132.66 feet to a point marked by an existing iron pipe;

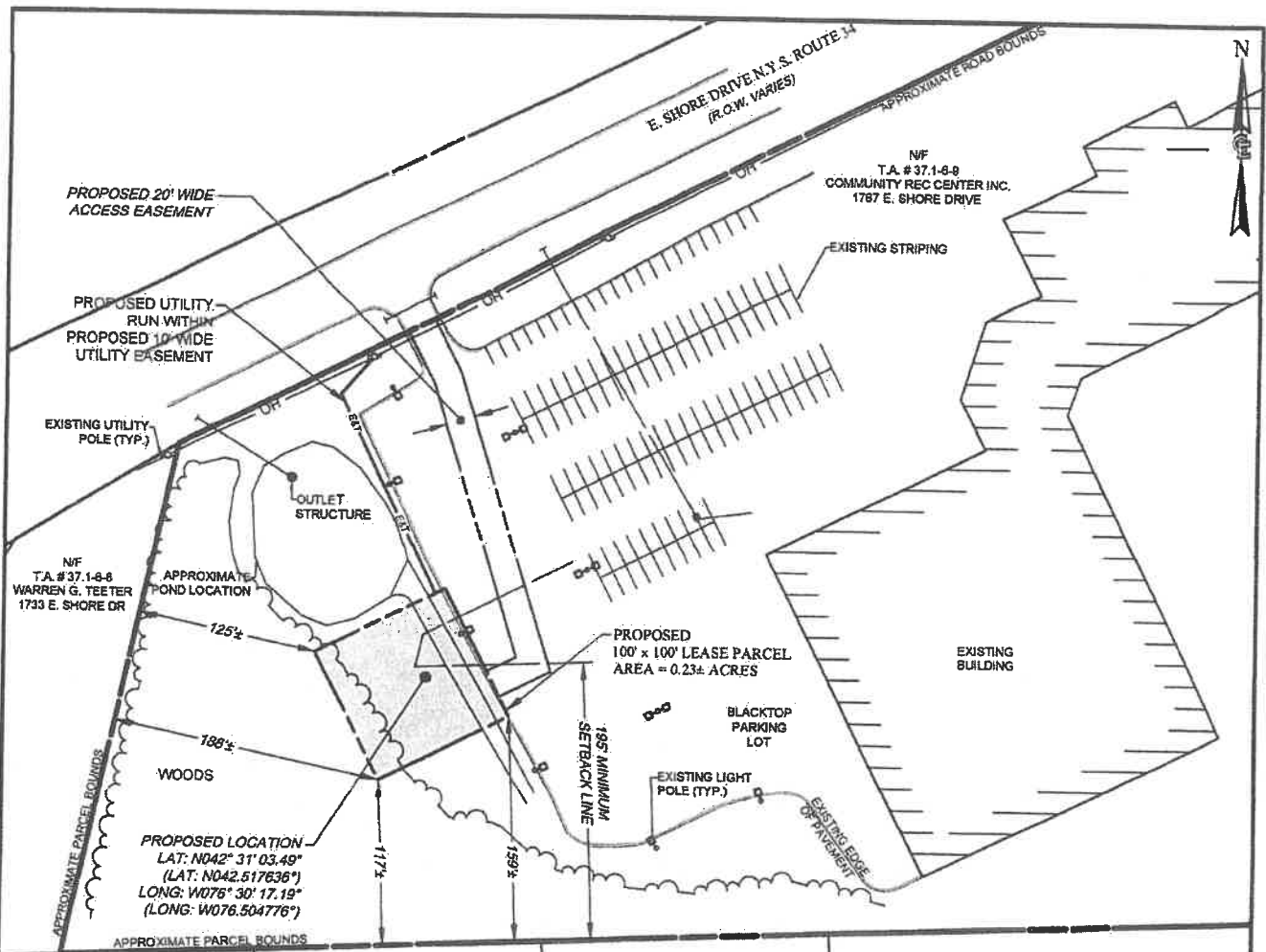
Thence South 88° 09' 37" West, along said premises of Oaks, a distance of 362.84 feet to the point or place of beginning.

The aforementioned premises is shown as Parcel C on a survey map entitled, "Survey Map No. 1793 East Shore Drive, Town of Lansing, Tompkins County, New York" dated September 30, 2009 and last revised March 23, 2010, prepared by Lee Dresser, LLS No. 050096 of T.G. Miller P.C., Engineers and Surveyors, a copy of which was filed in the Tompkins County Clerk's Office on July 26, 2010 as Instrument No. 562203-001.

SITE NAME: Reach Run
MDG Location Id: 5000007341
ATTY/DATE: NP/ February 2024

EXHIBIT "B"
PREMISES DESCRIPTION

[Site plan attached]

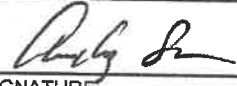


T.A. # 37.1-6.5 JOSEPH A. MILLINGTON 30 WATERMAGON RD NF	T.A. # 37.1-6.3 KATHLEEN VOTRY 38 WATERMAGON RD NF	T.A. # 37.1-6.42 JAMES BERKOWITZ 48 WATERMAGON RD NF	T.A. # 37.1-6.5 JOHN OWKS 54 WATERMAGON RD NF
---	---	---	--

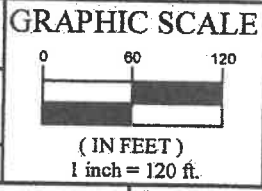
NOTES:
 1. LESSOR SHALL GRANT THE NECESSARY LEASE PARCEL; INGRESS/ EGRESS AND UTILITY CABLING EASEMENTS FOR THE PROPOSED LESSEE WIRELESS TELECOMMUNICATIONS FACILITY. THIS SITE LAYOUT (LEASE PARCEL AND EASEMENT LOCATIONS) MAY BE SUBJECT TO CHANGE BY MUTUAL AGREEMENT OF BOTH PARTIES (LESSEE & LESSOR), OR AS REQUIRED AS A RESULT OF THE ZONING APPROVAL PROCESS.

OWNER APPROVAL

NO.	DATE	COMMENT	BY
0	10/11/2023	ISSUED FINAL	R.C.C


 SIGNATURE

2/25/24
 DATE




COSTICH ENGINEERING

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
 ROCHESTER, NY 14608
 (585) 459-3020

THIS PLAN IS FOR EXHIBIT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

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 COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

TITLE OF PROJECT: REACH RUN	
T/A #: 37.1-6-9 (13.36 AC) (TOWN OF LANSING, COUNTY OF TOMPKINS)	
PROPERTY ADDRESS: 1767 E SHORE DR. ITHACA, NEW YORK 14850	
PROPERTY OWNER: COMMUNITY REC CENTER INC. 1767 E SHORE DR. ITHACA, NEW YORK 14850	
TITLE OF DRAWING: SCHEMATIC LEASE EXHIBIT	
C.E. JOB NUMBER: 7969	SHEET NUMBER: 1 of 1 LE002



**Network Engineering - UPNY
1275 John Street, Suite 100
West Henrietta, New York 14586**

CO-LOCATION POLICY

Verizon Wireless' co-location policy is as follows:

Verizon Wireless encourages and promotes co-location, both by allowing other providers to locate on its towers, and by attempting to locate its facilities on other providers' towers.

Verizon Wireless maintains the following requirements for other wireless telecommunication providers who desire to locate on Verizon Wireless' facilities:

1. The other provider must pay Verizon Wireless appropriate and fair compensation reflecting Verizon Wireless' investment in the engineering, legal, construction, material, and related costs for the site and facility;
2. The co-location must be technologically feasible both in terms of radio frequency transmissions and structural integrity of the tower; and
3. The other provider must have a similar policy of co-location for Verizon Wireless and its affiliated/related companies.

ULS License

AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz) License - WQVN679 - Cellco Partnership

Call Sign	WQVN679	Radio Service	AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service.Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	BEA006 - Syracuse, NY-PA	Channel Block	J
Submarket	0	Associated Frequencies (MHz)	001770.00000000-001780.00000000 002170.00000000-002180.00000000

3.7 GHz License Type

3.7 GHz Linked License

Dates

Grant	04/08/2015	Expiration	04/08/2027
Effective	02/24/2017	Cancellation	

Buildout Deadlines

1st	04/08/2021	2nd	04/08/2027
-----	------------	-----	------------

Discontinuance Dates

1st		2nd	
-----	--	-----	--

Notification Dates

1st	03/10/2021	2nd	03/10/2021
-----	------------	-----	------------

Licensee

FRN	0003290673	Type	General Partnership
-----	------------	------	---------------------

Licensee

Cellco Partnership 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(678)259-1319 E:licensingcompliance@verizonwireless.com
---	---

Contact

Verizon Wireless Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(678)259-1319 E:LicensingCompliance@VerizonWireless.com
--	---

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership
The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications
The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits
This license did not have tribal land bidding credits.

Demographics

Race	
Ethnicity	Gender

ULS License

AWS (1710-1755 MHz and 2110-2155 MHz) License - WQGA833 - Cellco Partnership

Call Sign	WQGA833	Radio Service	AW - AWS (1710-1755 MHz and 2110-2155 MHz)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	CMA562 - New York 4 - Yates	Channel Block	A
Submarket	0	Associated Frequencies (MHz)	001710.00000000-001720.00000000 002110.00000000-002120.00000000

3.7 GHz License Type

3.7 GHz Linked License

Dates

Grant	01/11/2022	Expiration	11/29/2036
Effective	01/11/2022	Cancellation	

Buildout Deadlines

1st	2nd
-----	-----

Discontinuance Dates

1st	2nd
-----	-----

Notification Dates

1st	2nd	08/27/2021
-----	-----	------------

Licensee

FRN	0003290673	Type	General Partnership
Licensee		P:(770)797-1070	
Cellco Partnership		F:(770)797-1036	
5055 North Point Pkwy, NP2NE Network Engineering		E:LicensingCompliance@VerizonWireless.com	
Alpharetta, GA 30022			

Contact

Cellco Partnership	P:(770)797-1070
Licensing Manager	F:(770)797-1036
5055 North Point Pkwy, NP2NE Network Engineering	E:LicensingCompliance@VerizonWireless.com
Alpharetta, GA 30022	

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government? No

Is the applicant an alien or the representative of an alien? No

Is the applicant a corporation organized under the laws of any foreign government? No

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? No

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? Yes

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application? Yes

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race		Gender	
Ethnicity			

ULS License

AWS (1710-1755 MHz and 2110-2155 MHz) License - WQGA903 - Cellco Partnership

Call Sign	WQGA903	Radio Service	AW - AWS (1710-1755 MHz and 2110-2155 MHz)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	BEA006 - Syracuse, NY-PA	Channel Block	B
Submarket	5	Associated Frequencies (MHz)	001720.00000000-001730.00000000 002120.00000000-002130.00000000

3.7 GHz License Type

Dates

Grant	12/21/2021	Expiration	11/29/2036
Effective	12/21/2021	Cancellation	

Buildout Deadlines

1st

2nd

Discontinuance Dates

1st

2nd

Notification Dates

1st

2nd

08/30/2021

Licensee

FRN	0003290673	Type	General Partnership
Licensee		P:(770)797-1070	
Cellco Partnership		F:(770)797-1036	
5055 North Point Pkwy, NP2NE Network Engineering		E:LicensingCompliance@VerizonWireless.com	
Alpharetta, GA 30022			

Contact

Cellco Partnership	P:(770)797-1070
Licensing Manager	F:(770)797-1036
5055 North Point Pkwy, NP2NE Network Engineering	E:LicensingCompliance@VerizonWireless.com
Alpharetta, GA 30022	

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race	
Ethnicity	Gender

ULS License

Cellular License - KNKQ423 - Bell Atlantic Mobile Systems of Allentown, Inc.

Call Sign	KNKQ423	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular
Market			
Market	CMA562 - New York 4 - Yates	Channel Block	B
Submarket	0	Phase	2
Dates			
Grant	08/26/2014	Expiration	10/01/2024
Effective	12/09/2016	Cancellation	
Five Year Buildout Date			
08/02/2000			
Control Points			
1	500 W. Dove Rd, TARRANT, southlake, TX P: (800)264-6620		
Licensee			
FRN	0003301512	Type	Corporation
Licensee			
Bell Atlantic Mobile Systems of Allentown, Inc. 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory		P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com	
Contact			
Verizon Wireless Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory		P:(770)797-1070 F:(202)289-6781 E:LicensingCompliance@VerizonWireless.com	
Ownership and Qualifications			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
Alien Ownership			
The Applicant answered "No" to each of the Alien Ownership questions.			
Basic Qualifications			
The Applicant answered "No" to each of the Basic Qualification questions.			
Demographics			
Race			
Ethnicity		Gender	

ULS License

PCS Broadband License - WQRL213 - Cellco Partnership

PA This license has pending applications: 0007471941, 0007298013, 0006830600, 0006318836			
Call Sign	WQRL213	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
Market			
Market	BTA208 - Ithaca, NY	Channel Block	C1
Submarket	0	Associated Frequencies (MHz)	001902.50000000-001910.00000000 001982.50000000-001990.00000000
Dates			
Grant	06/10/2013	Expiration	06/10/2023
Effective	02/16/2017	Cancellation	
Buildout Deadlines			
1st	06/10/2018	2nd	
Notification Dates			
1st	08/26/2016	2nd	
Licensee			
FRN	0003290673	Type	General Partnership
Licensee			
Cellco Partnership 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory		P:(770)797-1070 F:(678)259-1319 E:licensingcompliance@verizonwireless.com	
Contact			
Verizon Wireless Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory		P:(770)797-1070 F:(678)259-1319 E:LicensingCompliance@VerizonWireless.com	
Ownership and Qualifications			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
Alien Ownership The Applicant answered "No" to each of the Alien Ownership questions.			
Basic Qualifications The Applicant answered "No" to each of the Basic Qualification questions.			
Tribal Land Bidding Credits This license did not have tribal land bidding credits.			
Demographics			
Race			
Ethnicity	Gender		

ULS License

PCS Broadband License - KNLF918 - Bell Atlantic Mobile Systems of Allentown, Inc.

Call Sign	KNLF918	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
Market			
Market	BTA208 - Ithaca, NY	Channel Block	D
Submarket	0	Associated Frequencies (MHz)	001865.00000000-001870.00000000 001945.00000000-001950.00000000
Dates			
Grant	03/31/2017	Expiration	04/28/2027
Effective	03/31/2017	Cancellation	
Buildout Deadlines			
1st	04/28/2002	2nd	
Notification Dates			
1st	04/19/2002	2nd	
Licensee			
FRN	0003301512	Type	Corporation
Licensee			
Bell Atlantic Mobile Systems of Allentown, Inc. 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory		P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com	
Contact			
Verizon Wireless Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory		P:(770)797-1070 F:(202)289-6781 E:LicensingCompliance@VerizonWireless.com	
Ownership and Qualifications			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
Alien Ownership The Applicant answered "No" to each of the Alien Ownership questions.			
Basic Qualifications The Applicant answered "No" to each of the Basic Qualification questions.			
Tribal Land Bidding Credits This license did not have tribal land bidding credits.			
Demographics			
Race			
Ethnicity		Gender	

ULS License

700 MHz Upper Band (Block C) License - WQJQ689 - Cellco Partnership

PA This license has pending applications: 0008657811

Call Sign	WQJQ689	Radio Service	WU - 700 MHz Upper Band (Block C)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	REA001 - Northeast	Channel Block	C
Submarket	0	Associated Frequencies (MHz)	000746.00000000-000757.00000000 000776.00000000-000787.00000000

Dates

Grant	09/11/2019	Expiration	06/13/2029
Effective	09/11/2019	Cancellation	

Buildout Deadlines

1st	06/13/2013	2nd	06/13/2019
-----	------------	-----	------------

Notification Dates

1st	06/20/2013	2nd	06/17/2019
-----	------------	-----	------------

Licensee

FRN	0003290673	Type	General Partnership
-----	------------	------	---------------------

Licensee

Cellco Partnership 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 E:LicensingCompliance@VerizonWireless.com
---	--

Contact

Verizon Wireless Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 E:LicensingCompliance@VerizonWireless.com
--	--

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race	
Ethnicity	Gender



Verizon Wireless Site Compliance Report

Site Name: Reach Run
Site Address: 1767 E. Shore Drive
Lansing, NY 14882
Tompkins County
Structure Type: Monopole (145' AGL)

Report generated on: May 8th, 2024
Report by: Nicholas Pagano
Customer Contact: Wasif Sharif

Verizon Wireless will be compliant with the FCC Rules and Regulations in all publicly accessible areas.



William Panek
5/8/24

475 Sentry Parkway W, Suite 200 Blue Bell, PA 19422

Phone# (703)-276-1100

info@sitesafe.com • www.sitesafe.com



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1 Executive Summary

Verizon Wireless has contracted with Site Safe, LLC (Sitesafe), an independent radiofrequency (RF) regulatory and engineering consulting firm, to determine if the proposed telecommunications facility is in compliance with the Federal Communications Commission (FCC) Rules and Regulations for RF emissions (see Appendix A of this report for further explanation of the FCC Rules and Regulations). This document and the conclusions herein are based on the information provided by representatives of Verizon Wireless which is assumed to be true and correct.

Verizon Wireless is proposing to install (3) Samsung MT6413-77A integrated antennas, (6) Commscope NHH-65C-HG-R2B multiband antennas, and (6) dualband remote radio heads at a centerline of 140' above ground level on a new 145' monopole. Upon completion of the installation, the following frequency bands will be in service: 751 MHz LTE, 850 MHz LTE, 850 MHz 5G, 1900 MHz PCS LTE, 2100 MHz AWS1 LTE, 2100 MHz AWS3 LTE, and 3700 MHz C-Band 5G.

The analysis evaluates the telecommunications facility with respect to the General Public maximum permissible exposure (MPE) limits ("General Public" is also referred to as "Uncontrolled Environment"; see Appendix A for further explanation of this classification). Sitesafe has taken into consideration the proposed Verizon Wireless antenna system at the subject location. No other antenna systems are currently proposed.

Based on the analysis, Sitesafe has determined that:

Verizon Wireless will comply in all publicly accessible areas with the FCC Rules and Regulations governing human exposure to RF electromagnetic fields as described in 47 CFR § 1.1307(b) and 1.1310 in accordance with the methods for evaluating compliance contained in OET Bulletin 65.

Furthermore, with the proposed Verizon Wireless antenna configuration in service, the composite exposure from this facility in all areas at ground level will be below 1% of the General Public MPE limit, or over 100 times less than the maximum allowed exposure in publicly accessible areas.



2 Analysis

In this analysis, Sitesafe has taken into consideration the proposed Verizon Wireless antenna system at the subject location. No other antenna systems are currently proposed. All licensees are listed in the antenna inventory table in Section 3 of this report.

Using this data, software modeling was performed for all transmitting antennas located at the site. Sitesafe has assumed a 100% duty cycle and maximum radiated power. The site has been modeled with these assumptions to determine the maximum potential RF energy density. Sitesafe believes this to be a worst-case analysis based on the best available data.

The power density calculations performed by the software tool use FCC prescribed methodologies as contained in OET Bulletin 65, which was compiled by the FCC to provide assistance in evaluating compliance with FCC guidelines for human exposure to electromagnetic fields.

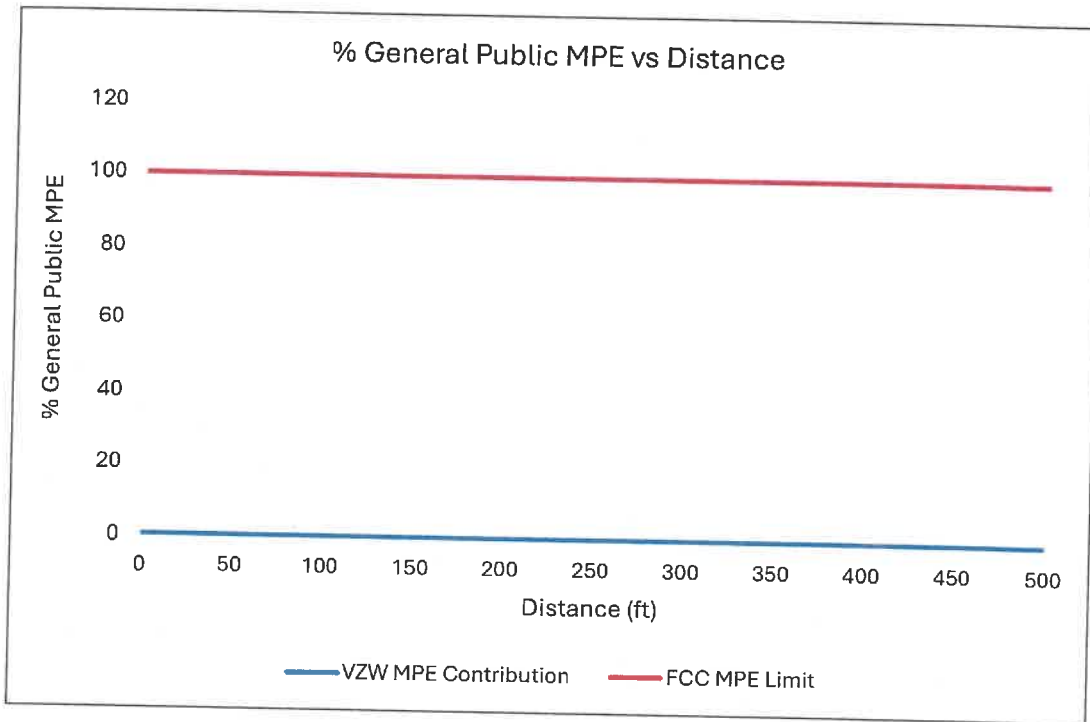
As stated in Section 1, based on this analysis, the calculated ground level exposure from the Verizon Wireless antenna system alone as well as the composite exposure from all existing/proposed licensees will be below 1% of the General Public MPE limit.

Keep in mind that the FCC did not arbitrarily establish their own standards but rather adopted the recommendations of national and international organizations such as the National Council on Radiation Protection and Measurements (NCRP), the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE). These recommendations were developed by expert scientists and engineers following extensive evaluation of the potential biological effects from RF exposure. The FCC MPE limits are based on thresholds for known adverse effects, and they were designed to provide a substantial margin of safety. There is a safety factor of 50 built into the General Public MPE limits, and the predicted Verizon Wireless exposure levels are over 100 times below these very conservative limits.

In cases where such compliance exists, the subject of electromagnetic field safety is preempted by the Telecommunications Act of 1996, which states: "No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the (Federal Communication) Commission's regulations concerning such emissions."



Lastly, the graph below provides a visual depiction of the rather insignificant electromagnetic field exposure contribution from the Verizon Wireless antenna system at any distance from the base of the structure. This portrays how low the Verizon Wireless contribution is when compared to the General Public MPE limit.





3 Antenna Inventory

The following antenna inventory contains data provided by the customer and/or gathered by Sitesafe personnel which was used to perform the analysis:

Ant #	Operator	Antenna Make/Model	TX Freq. (MHz)	Tech.	Az. (Deg)	ERP (Watts)	AGL (ft)	MDT	EDT
1	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	751	LTE	15	2234.03	140	1.0	3
1	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	LTE	15	1230.44	140	1.0	3
1	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	5G	15	1230.44	140	1.0	3
1	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	1900	LTE	15	3811.45	140	1.0	1
2	VZW (Proposed)	SAMSUNG SON_MT6413-77A_UEbeam_32port_8_2 05.17.23 VZW	3700	5G	15	69206.95	140	0.0	1
3	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	751	LTE	15	2234.03	140	1.0	3
3	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	LTE	15	1230.44	140	1.0	3
3	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	5G	15	1230.44	140	1.0	3
3	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	2100	LTE	15	8672.0	140	1.0	1
3	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	2100	LTE	15	4336.0	140	1.0	1
4	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	751	LTE	115	2234.03	140	1.0	3
4	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	LTE	115	1230.44	140	1.0	3
4	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	5G	115	1230.44	140	1.0	3
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6	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	2100	LTE	115	8672.0	140	1.0	1
6	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	2100	LTE	115	4336.0	140	1.0	1
7	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	751	LTE	240	2234.03	140	1.0	3
7	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	LTE	240	1230.44	140	1.0	3
7	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	850	5G	240	1230.44	140	1.0	3
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9	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	2100	LTE	240	8672.0	140	1.0	1
9	VZW (Proposed)	COMMSCOPE NHH-65C-HG-R2B	2100	LTE	240	4336.0	140	1.0	1

Notes: Each row with the same number in the Ant # column references the same physical antenna. Proposed equipment is tagged as (Proposed) under Operator or Antenna Make and Model. Power values provided by the client and used in the analysis may be greater than what is initially deployed. For additional modeling information, refer to Appendix B of this report.



4 Engineer Certification

The Professional engineer whose seal appears on the cover of this document hereby certifies and affirms:

That I am registered as a Professional Engineer in the jurisdiction indicated in the professional engineering stamp on the cover of this document; and

That I am providing professional engineering services on behalf of QualTek Engineering, P.C., and am an employee of QualTek Wireless, LLC, sister company to Site Safe, LLC (both under the parent company QualTek); and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specially as they apply to the FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Nicholas Pagano.

May 8, 2024



Appendix A – Technical Framework: FCC Rules and Regulations

In 1996, the FCC adopted regulations for evaluating of the effects of RF emissions in 47 CFR § 1.1307(b) and 1.1310. The guideline from the FCC Office of Engineering and Technology is Bulletin 65 (OET Bulletin 65), *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*, Edition 97-01, published August 1997. Since 1996, the FCC periodically reviews these rules and regulations as per its congressional mandate. The FCC has reviewed these rules and regulations beginning in 2019 and have finalized their review in May 2021 with the US Court of Appeals.

FCC regulations define two separate tiers of exposure limits: Occupational or "Controlled Environment" and General Public or "Uncontrolled Environment". The General Public limits are generally five times more conservative or restrictive than the Occupational limits.

General Public or Uncontrolled limits apply to *accessible* areas where workers or the general public may be exposed to RF electromagnetic fields.

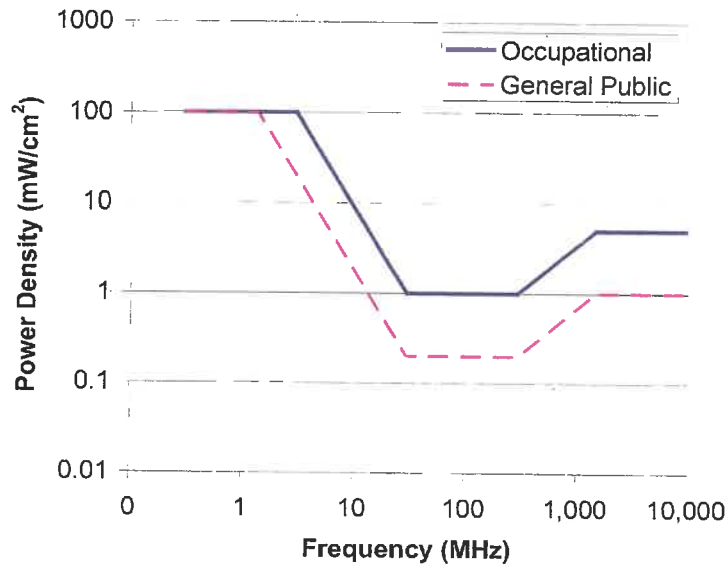
Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (e.g. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF warning signage.

A site with Controlled environments is evaluated with Occupational limits. All other areas are considered Uncontrolled environments. If a site has no access controls or no RF warning signage, it is evaluated with General Public limits.

The theoretical modeling of the RF electromagnetic fields has been performed in accordance with OET Bulletin 65. The MPE limits utilized in this analysis are outlined in the following diagram and table:



FCC Limits for Maximum Permissible Exposure (MPE)
Plane-wave Equivalent Power Density



Limits for Occupational/Controlled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

Limits for General Population/Uncontrolled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz *Plane-wave equivalent power density



Appendix B – Definitions

Compliance – The determination of whether a site complies with FCC standards with regards to Human Exposure to Radio Frequency Electromagnetic Fields from transmitting antennas.

Decibel (dB) – A unit for measuring power or strength of a signal.

Duty Cycle – The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an intermittently transmitting RF source. A duty cycle of 100% corresponds to continuous operation.

Effective (or Equivalent) Isotropic Radiated Power (EIRP) – The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna.

Effective Radiated Power (ERP) – The product of the power supplied to the antenna and the antenna gain in a given direction relative to a half-wave dipole antenna.

Gain (of an antenna) – The ratio, usually expressed in decibels, of the power required at the input of a loss-free reference antenna to the power supplied to the input of the given antenna to produce, in a given direction, the same field strength or the same power density at the same distance. When not specified otherwise, the gain refers to the direction of maximum radiation. Gain may be considered for a specified polarization. Gain may be referenced to an isotropic antenna (dBi) or a half-wave dipole (dBd) antenna.

Generic Antenna – For the purposes of this report, the use of “Generic” as an antenna model means the antenna information was not provided. In the event of unknown information, Sitesafe will use its industry specific knowledge of antenna models to select a worst-case scenario antenna to model the site.

Maximum Permissible Exposure (MPE) – The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with acceptable safety factor.

OET Bulletin 65 – Technical guideline developed by the FCC's Office of Engineering and Technology to determine the impact of RF exposure on humans. The guideline was published in August 1997.

Radio Frequency Exposure or Electromagnetic Fields – Electromagnetic waves that are propagated from antennas through space.



Appendix C – Statement of Limiting Conditions

Sitesafe will not be responsible for matters of a legal nature that affect the site or property.

Due to the complexity of some wireless sites, Sitesafe performed this analysis and created this report utilizing best industry practices and due diligence. Sitesafe cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions or information or data supplied by Verizon Wireless, the site manager, or their affiliates, subcontractors or assigns.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data provided by a second party and physical data collected by Sitesafe, the physical data will be used.



Appendix D – Additional Resources

Additional RF information is available at the following sites:

<https://www.fcc.gov/general/radio-frequency-safety-0>

<https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>



**Network Engineering - UPNY
1275 John Street, Suite 100
West Henrietta, New York 14586**

Sep 11, 2024

The Zoning Board of
Appeals
Town of Lansing
29 Auburn Rd,
Lansing, NY 14882

RE: Reach Run – Application of Verizon Wireless - Non-Interference Letter

Ladies and Gentlemen:

With respect to the above application, and in accordance with applicable provisions of the Wireless Telecommunications Facilities Siting Law for the **Town of Lansing**, Verizon Wireless (“Verizon Wireless”) operates Wireless Communications Personal Communication Service (PCS) and/or Cellular Radiotelephone Services network authorized by the Federal Communications Commission (FCC) to provide state of the art digital and/or cellular wireless communications in many parts of the nation, including upstate New York. Verizon Wireless' operations and network are licensed and regulated by the FCC.

Verizon Wireless' radio equipment is designed to transmit frequencies only within the allocated frequency bands and each transmitter is carefully adjusted to comply with FCC regulations for power output and frequency. These procedures prevent interference with other radio services, public safety communications, airport navigation, cordless phones, computers and other community office or residential household appliances.

The incidence of these transmissions causing interference with other radio service is rare. All other radio communication services, including broadcast radio and television, are assigned to specific frequency bands, separate and distinct from cellular and other frequencies. For instance, AM Radio operates between 0.5 -1.5 MHz and VHF Television operates between 54 - 215 MHz. In addition, receivers for other services are similarly designed to prevent interference from out of band service. In the unlikely event that malfunctioning equipment or improper settings are shown to cause interference with an existing service, Verizon Wireless would be required, under the conditions of its FCC license, to take immediate steps to correct any problems.

Thank you for considering this application.

Very truly yours,

Wasif Sharif

Wasif Sharif
Radio Frequency (RF) Design Engineer



**Network Engineering –
UPNY
1275 John Street, Suite 100
West Henrietta, NY 14586**

September 24, 2024

Zoning Board of Appeals and Planning Board
Town of Lansing
29 Auburn Road
Ithaca, NY 14882
Attn: John Zepko, Director of Planning and Code Enforcement
jzepko@lansingtown.com

RE: Tower Removal Letter
Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon Wireless' "Reach Run") site)

Dear Members of the Zoning Board of Appeals and Planning Board:

Verizon Wireless agrees to remove its facilities and improvements if the proposed wireless telecommunications facility becomes obsolete or ceases to be used for its intended purpose. Removal will occur within twelve (12) months of cessation of use and will submit a removal bond at the time it applies for a building permit. A removal cost estimate prepared by the Project engineer is attached.

Should you have any questions, please do not hesitate to contact me at (585) 321-5446. Thank you for your consideration of our application.

Sincerely,

Katie Jaeckel
Project Manager

COSTICH ENGINEERING, DPC
217 LAKE AVENUE
ROCHESTER, NY 14608

Project No. 7969
Date: 05/13/2024

REMOVAL ESTIMATE
WIRELESS TELECOMMUNICATIONS FACILITY

Project Name: Reach Run (MDG Location ID: 500007341 / Project ID: 17215090)
WBS Project#: VZ-00049865
Project Location: 1767 E, Shore Drive, Town of Lansing, Tompkins County
Developer: Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless

ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	EST. UNIT PRICE	TOTAL EST. AMOUNT
1.	Removal of Verizon Wireless antennas, RRH units, OVP boxes, support booms, coax and hybrid cabling from tower; disassembly and removal of 145' monopole tower; disconnect fiber and electric from equipment boxes; removal of chain link fence, equipment cabinets, ice canopy, cable bridge, H-frame, generator, propane tank; demolition and removal of concrete foundations (equipment pad, generator pad, propane tank pad, tower and support piers) to a depth of 4'; restoration of the site with stone yard.	LS	1	\$50,000.00	\$ 50,000.00
TOTAL SECTION					\$ 50,000.00

Signature: 
 David A. Weisenreder, P.E.



Date: 5/15/2024



Project No. 7969

May 13, 2024

Katherine Jaeckel
Verizon Wireless
1275 John Street, Suite 100
West Henrietta, NY 14586

RE: Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless - Reach Run
PROJECT ID# 17215090 /MDG LOCATION ID: 5000007341
1767 E. Shore Drive, Town of Lansing, Tompkins County

Dear Ms. Jaeckel,

For the Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless Reach Run Telecommunications Facility, a 145' monopole tower constructed of galvanized steel, with a 4' lighting rod is proposed. The tower is to be located within a 100' x 100' lease parcel area and shall be designed to support a total of (3) cellular carriers. The tower shall be designed to support this loading with a 110 mph basic wind speed (no ice) and 1.0" minimum radial ice at 40 mph in accordance with TIA/EIA-222-H, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This is the standard currently referenced by the International Building Code. The tower shall be designed by a licensed New York State Professional Engineer meeting the aforementioned criteria.

The tower is approximately +/- 195' from the closest property line and therefore meets the Town minimum tower setback requirement of tower height plus 40'.

If you have any questions feel free to contact me.



Respectfully submitted,
Costich Engineering, D.P.C.

David A. Weisenreder, P.E.

H:\job\7969\Documents\Specifications\Zoning Materials\Reach Run_Tower Design letter_20240513.docx

In the matter of Bell Atlantic Mobile Systems LLC d/b/a Verizon's Application to the Town of Lansing for Approvals to Construct and Operate a Wireless Telecommunications Facility on property located near 1767 East Shore Drive (S.B.L. 37.1-6-9) in the Town of Lansing, New York.

AFFIDAVIT OF MAILING

STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

Finton Early, being duly sworn, deposes and says that:

1. I am over the age of eighteen years, not a party to this action and am employed by PDQ Delivery Service, an outside messenger service for the attorneys for the Applicant in the above-referenced matter.

2. On September 24, 2024, before 5:30 o'clock p.m., I personally mailed notification letters (copies of which are attached), by depositing the same properly enclosed in a postpaid wrapper, by Certified Mail, Return Receipt Requested, at the United States Post Office in the City of Rochester, Monroe County, New York.

Signature: Finton Early
Printed Name: Finton Early

Sworn to before me this
24 day of September, 2024

Putthy Ho

Notary Public

PUTTHY HO
Notary Public, State of New York
Reg. #01HO6044655
Qualified in Monroe County
Certificate Filed in Monroe County
Commission Expires: 7/10/2026



Nixon Peabody LLP
1300 Clinton Square
Rochester, NY 14604-1792

Jared C. Lusk
Partner

Section 3, Item f.

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

T / 585.263.1140
F / 866.402.1491
jlusk@nixonpeabody.com

September 24, 2024

VIA CERTIFIED MAIL

Tompkins County
320 N. Tioga Street
Ithaca, NY 14850

Re: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon's "Reach Run" site)

To Whom It May Concern:

The Town of Lansing wireless telecommunications law requires that Verizon notify adjacent municipalities of the above-referenced application to the Town of Lansing Zoning Board of Appeals and Planning Board. Verizon will soon make application to both the Zoning Board of Appeals and the Planning Board for the approvals necessary to construct and operate a telecommunications facility in the Town of Lansing.

The proposed facility will consist of a 145' monopole, two (2) 4' x 8' equipment cabins and associated improvements. It will be located on property known as 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, New York and will be designed to permit three (3) co-locations of similar size.

Very truly yours,

Jared C. Lusk

JCL/pm



Nixon Peabody LLP
1300 Clinton Square
Rochester, NY 14604-1792

Jared C. Lusk
Partner

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

T / 585.263.1140
F / 866.402.1491
jlusk@nixonpeabody.com

September 24, 2024

VIA CERTIFIED MAIL

Cayuga County
160 Genesee Street
Auburn, NY 13021

Re: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon's "Reach Run") site)

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Very truly yours,

Jared C. Lusk

JCL/pm



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1300 Clinton Square
Rochester, NY 14604-1792

Jared C. Lusk
Partner

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

T / 585.263.1140
F / 866.402.1491
jlusk@nixonpeabody.com

September 24, 2024

VIA CERTIFIED MAIL

Seneca County
1 DiPronio Drive
Waterloo, NY 13165

Re: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon's "Reach Run") site)

To Whom It May Concern:

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Very truly yours,

Jared C. Lusk

JCL/pm



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Rochester, NY 14604-1792

Jared C. Lusk
Partner

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

T / 585.263.1140
F / 866.402.1491
jlusk@nixonpeabody.com

September 24, 2024

VIA CERTIFIED MAIL

Town of Enfield
168 Enfield Main Rd.
Ithaca, NY 14850

Re: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon's "Reach Run") site)

To Whom It May Concern:

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The proposed facility will consist of a 145' monopole, two (2) 4' x 8' equipment cabins and associated improvements. It will be located on property known as 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, New York and will be designed to permit three (3) co-locations of similar size.

Very truly yours,

A handwritten signature in blue ink that reads "Jared C. Lusk".

Jared C. Lusk

JCL/pm



Nixon Peabody LLP
1300 Clinton Square
Rochester, NY 14604-1792

Jared C. Lusk
Partner

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

T / 585.263.1140
F / 866.402.1491
jlusk@nixonpeabody.com

September 24, 2024

VIA CERTIFIED MAIL

Town of Groton
101 Conger Blvd.
Groton, NY 13073

Re: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon's "Reach Run") site)

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Very truly yours,

Jared C. Lusk

JCL/pm



Nixon Peabody LLP
1300 Clinton Square
Rochester, NY 14604-1792

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

Jared C. Lusk
Partner

T / 585.263.1140
F / 866.402.1491
jlusk@nixonpeabody.com

September 24, 2024

VIA CERTIFIED MAIL

Town of Dryden
93 East Main Street
Dryden, NY 13053

Re: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon's "Reach Run") site)

To Whom It May Concern:

The Town of Lansing wireless telecommunications law requires that Verizon notify adjacent municipalities of the above-referenced application to the Town of Lansing Zoning Board of Appeals and Planning Board. Verizon will soon make application to both the Zoning Board of Appeals and the Planning Board for the approvals necessary to construct and operate a telecommunications facility in the Town of Lansing.

The proposed facility will consist of a 145' monopole, two (2) 4' x 8' equipment cabins and associated improvements. It will be located on property known as 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, New York and will be designed to permit three (3) co-locations of similar size.

Very truly yours,

Jared C. Lusk

JCL/pm



Nixon Peabody LLP
1300 Clinton Square
Rochester, NY 14604-1792

Jared C. Lusk
Partner

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

T / 585.263.1140
F / 866.402.1491
jlusk@nixonpeabody.com

September 24, 2024

VIA CERTIFIED MAIL

Town of Ithaca
Town Hall
215 N. Tioga Street
Ithaca, NY 14850

Re: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon's "Reach Run") site)

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Very truly yours,

A handwritten signature in blue ink that reads "Jared C. Lusk". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jared C. Lusk

JCL/pm



Nixon Peabody LLP
1300 Clinton Square
Rochester, NY 14604-1792

Jared C. Lusk
Partner

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nixonpeabody.com
@NixonPeabodyLLP

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F / 866.402.1491
jlusk@nixonpeabody.com

September 24, 2024

VIA CERTIFIED MAIL

Town of Locke
Town Hall
900 Main Street
Locke, NY 13092

Re: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon's "Reach Run") site)

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Jared C. Lusk
Partner

T / 585.263.1140
F / 866.402.1491
jlusk@nixonpeabody.com

Section 3, Item f.

September 24, 2024

VIA CERTIFIED MAIL

Town of Ulysses
10 Elm Street
Trumansburg, NY 14886

Re: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon's "Reach Run") site)

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Very truly yours,

Jared C. Lusk

JCL/pm



Nixon Peabody LLP
1300 Clinton Square
Rochester, NY 14604-1792

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nixonpeabody.com
@NixonPeabodyLLP

Jared C. Lusk
Partner

T / 585.263.1140
F / 866.402.1491
jlusk@nixonpeabody.com

Section 3, Item f.

September 24, 2024

VIA CERTIFIED MAIL

Town of Genoa
1000 Bartnick Rd.
Genoa, NY 13071

Re: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon's "Reach Run") site)

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Jared C. Lusk

JCL/pm



Nixon Peabody LLP
1300 Clinton Square
Rochester, NY 14604-1792

Jared C. Lusk
Partner

Section 3, Item f.

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

T / 585.263.1140
F / 866.402.1491
jlusk@nixonpeabody.com

September 24, 2024

VIA CERTIFIED MAIL

Village of Cayuga Heights
Marcham Hall
836 Hanshaw Road
Ithaca, NY 14850

Re: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon's "Reach Run") site)

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JCL/pm



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1300 Clinton Square
Rochester, NY 14604-1792

Jared C. Lusk
Partner

Section 3, Item f.

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

T / 585.263.1140
F / 866.402.1491
jlusk@nixonpeabody.com

September 24, 2024

VIA CERTIFIED MAIL

Town of Covert
Municipal Building
8469 S. Main Street
Interlaken, NY 14847

Re: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon's "Reach Run") site)

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Very truly yours,

Jared C. Lusk

JCL/pm

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Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 69

Total Postage and Fees \$ 4.64

Sent To Tompkins County

Street and Apt. No. 320 N. Yoga Street

City, State, ZIP+4® Ithaca, NY 14850

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To Town of Covert

Street and Municipal Building 8469 S. Main Street

City, State, ZIP+4® Interlaken, NY 14847

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

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Street and Apt. No. 1170 S. Half

City, State, ZIP+4® Ithaca, NY 14850

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Return Receipt (electronic) \$ _____

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Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To Town of Genoa

Street and Apt. No. 1000 Barnick Rd.

City, State, ZIP+4® Genoa, NY 13071

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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SEP 24 2024

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- Return Receipt (hardcopy) \$
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- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

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Postage

Total Postage and Fees

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Sent To **Town of Ulysses**
Street and Apt. No., or P.O. Box No. **10 Elm Street**
City, State, ZIP+4® **Frumansburg, NY 14886**

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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- Return Receipt (electronic) \$
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- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark:
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Postage

Total Postage and Fees

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Sent To **Town of Locke**
Street and Apt. No., or P.O. Box No. **900 Main Street**
City, State, ZIP+4® **Locke, NY 13092**

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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- Adult Signature Restricted Delivery \$

Postmark:
Here

Postage

Total Postage and Fees

9589 0710 5270 0995 8541 42

Sent To **Town of Ithaca**
Street and Apt. No., or P.O. Box No. **215 N. Tioga Street**
City, State, ZIP+4® **Ithaca, NY 14850**

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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Postmark:
Here

Postage

Total Postage and Fees

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Sent To **Town of Dryden**
Street and Apt. No., or P.O. Box No. **93 East Main Street**
City, State, ZIP+4® **Dryden, NY 13053**

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Network Engineering –
UPNY
1275 John Street, Suite 100
West Henrietta, NY 14586

September 24, 2024

VIA FEDERAL EXPRESS

Zoning Board of Appeals and Planning Board
Town of Lansing
29 Auburn Road
Ithaca, NY 14882

RE: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon Wireless' "Reach Run" site)

Dear Members of the Zoning Board of Appeals and Planning Board:

Verizon adheres to all codes and maintenance standards applicable to Verizon-owned towers, including the ANSI/TIA 222 standard required by the International Building Code.

Verizon's proposed installation of a 145' monopole tower would involve a post-installation inspection performed shortly after construction, consistent with the ANSI/TIA 222 Annex N. Thereafter, Verizon performs a maintenance assessment on the tower every five years. This assessment includes a review of the structural integrity of all tower mounted appurtenances, including antennas, mounts, and lighting (if applicable). Additionally, the tower legs, connections, and foundation are evaluated for any signs of corrosion, deformation, or damage. Any required maintenance work identified by the assessment would be undertaken by Verizon's qualified contractors.

Sincerely,

Katie Jacckel
Project Manager
(585) 321-5446

* Federal Airways & Airspace *
* Summary Report: New Construction *
* Antenna Structure *

Airspace User: Not Identified

File: REACHRUN

Location: ITHACA, NY

Latitude: 42°-31'-3.52" Longitude: 76°-30'-17.31"

SITE ELEVATION AMSL.....840 ft.
STRUCTURE HEIGHT.....149 ft.
OVERALL HEIGHT AMSL.....989 ft.

NOTICE CRITERIA

- FAR 77.9(a): NNR (DNE 200 ft AGL)
- FAR 77.9(b): NNR (DNE Notice Slope)
- FAR 77.9(c): NNR (Not a Traverse Way)
- FAR 77.9: NNR FAR 77.9 IFR Notice for ITH
- FAR 77.9: NNR (No Expected TERPS® impact with 2N4)
- FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required
 NNR = Notice Not Required
 PNR = Possible Notice Required (depends upon actual IFR procedure)
 For new construction review Air Navigation Facilities at bottom of this report.

Notice to the FAA is not required at the analyzed location and height for slope, height or Straight-In procedures. Please review the 'Air Navigation' section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS

- FAR 77.17(a)(1): DNE 499 ft AGL
- FAR 77.17(a)(2): DNE - Airport Surface
- FAR 77.19(a): DNE - Horizontal Surface
- FAR 77.19(b): DNE - Conical Surface
- FAR 77.19(c): DNE - Primary Surface
- FAR 77.19(d): DNE - Approach Surface
- FAR 77.19(e): DNE - Approach Transitional Surface
- FAR 77.19(e): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: ITH: ITHACA TOMPKINS INTL

Type: A RD: 13336.65 RE: 1079.6

FAR 77.17(a)(1): DNE

FAR 77.17(a)(2): DNE - Height No Greater Than 200 feet AGL.
 VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Primary Surface: DNE
 VFR Approach Surface: DNE
 VFR Transitional Surface: DNE

The structure is within VFR - Traffic Pattern Airspace Climb/Descent Area. Structures exceeding the greater of 350' AAE, 77.17(a)(2), or VFR horizontal and conical surfaces will receive a hazard determination from the FAA. Maximum AMSL of Traffic Pattern Area is 1449 feet.

VFR TRAFFIC PATTERN AIRSPACE FOR: 2N4: OWASCO AIRFIELD

Type: A RD: 79857.21 RE: 1377

FAR 77.17(a)(1): DNE
 FAR 77.17(a)(2): Does Not Apply.
 VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Primary Surface: DNE
 VFR Approach Surface: DNE
 VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)
 DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
 The Maximum Height Permitted is 3229 ft AMSL

PRIVATE LANDING FACILITIES

FACIL	BEARING	RANGE	DELTA ARP	FAA
IDENT TYP NAME	To FACIL	IN NM	ELEVATION	IFR
NY55 AIR GRUND FLD	224.05	5.88	-464	

No Impact to VFR Transitional Surface.
 Below surface height of 488 ft above ARP.

AIR NAVIGATION ELECTRONIC FACILITIES

FAC	ST	DIST	DELTA	GRND	
IDNT	TYPE	AT	FREQ VECTOR (ft)	ELEVA ST LOCATION	ANGLE
ITH	LOCALIZER	I	108.7 126.07 11526	-88 NY RWY 32 ITHACA TOM	-.44
CFB	VOR/DME	R	112.2 142.93 164768	-594 NY BINGHAMTON	-.21
ELM	RADAR ASR	I	2750. 221.04 166174	-640 NY ELMIRA-CORNING RE	-.22

BGM	RADAR ASR	I	127.72	179171	-740	NY BINGHAMTON REGION	-.24
KBGM	RADAR WXL	Y	162.47	129.67	182174	-742 NY BINGHAMTON	-.23
GGT	TACAN	I	117.8	61.31	207496	-1051 NY GEORGETOWN	-.29
ULW	VOR/DME	R	109.6	222.17	208824	-642 NY ELMIRA	-.18
SYR	RADAR ASR	I	2735.	26.18	241840	+499 NY SYRACUSE HANCOCK	.12

CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.
Movement Method Proof as specified in §73.151(c) is not required.
Please review 'AM Station Report' for details.

Nearest AM Station: WHCU @ 12330 meters.

Airspace® Summary Version 24.3.696

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05-24-2024

08:56:31



Notice Criteria Tool

[Notice Criteria Tool - Desk Reference Guide V_2018.2.0](#)

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

* **Structure Type:** SOLAR | Solar Panel ▼
 Please select structure type and complete location point information.

Latitude: 42 Deg 30 M 34 S N ▼

Longitude: 76 Deg 29 M 05 S W ▼

Horizontal Datum: NAD83 ▼

Site Elevation (SE): 1065 (nearest foot)

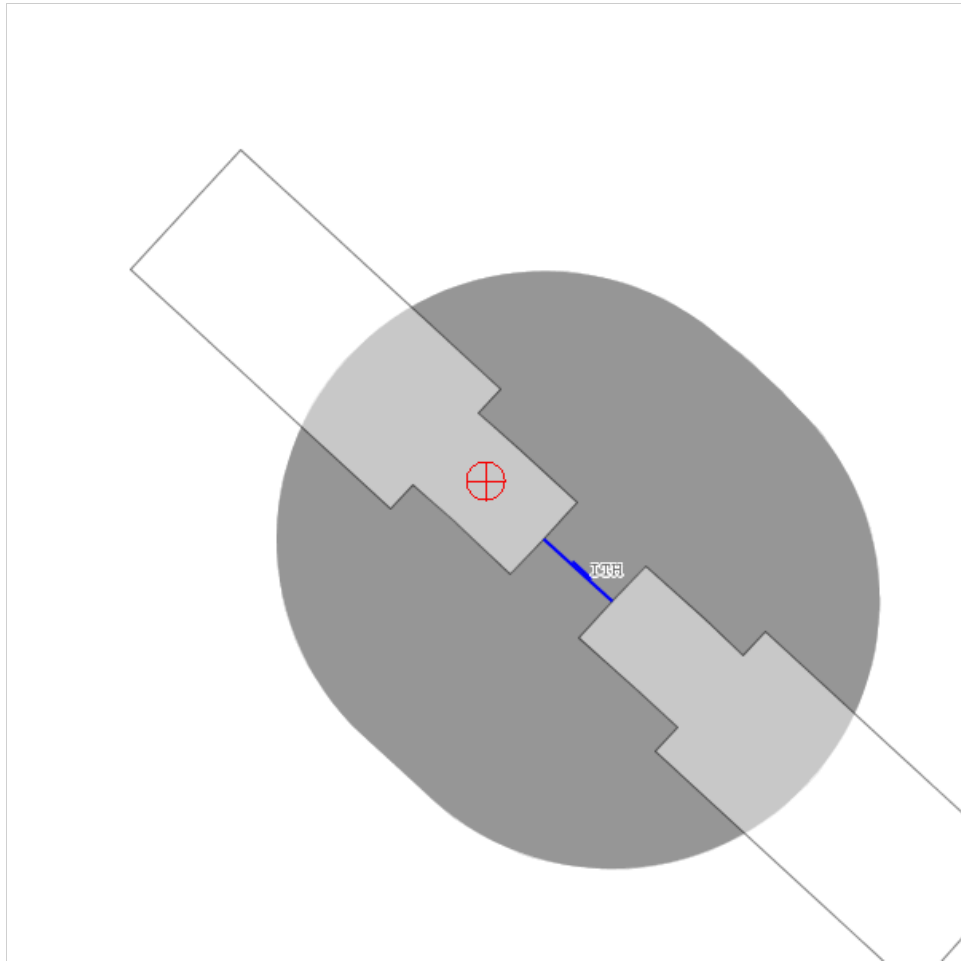
Structure Height : 15 (nearest foot)

Is structure on airport: No Yes

Results

You do not exceed Notice Criteria.

Section 3, Item g.





Notice Criteria Tool

[Notice Criteria Tool - Desk Reference Guide V_2018.2.0](#)

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

* **Structure Type:** SOLAR | Solar Panel ▼
 Please select structure type and complete location point information.

Latitude: 42 Deg 30 M 29.69 S N ▼

Longitude: 76 Deg 29 M 14.51 S W ▼

Horizontal Datum: NAD83 ▼

Site Elevation (SE): 1070 (nearest foot)

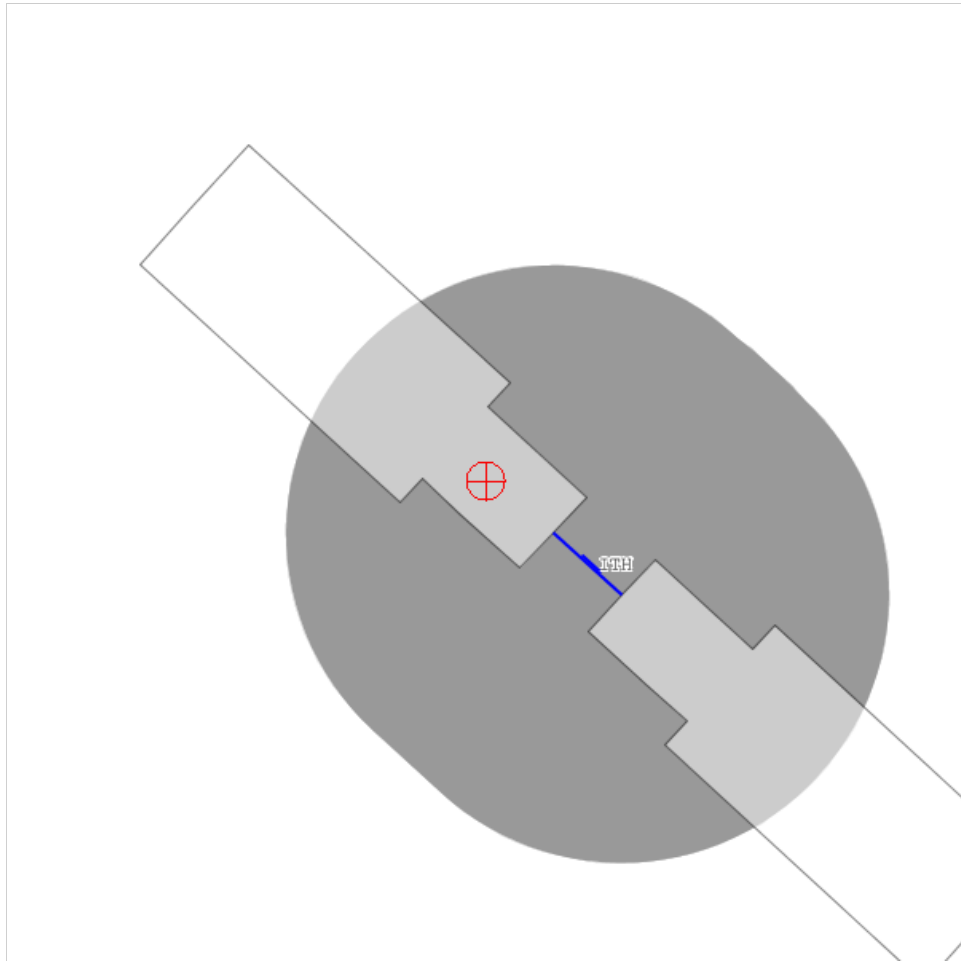
Structure Height : 16 (nearest foot)

Is structure on airport: No Yes

Results

You do not exceed Notice Criteria.

Section 3, Item g.



AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: NY Lansing I, LLC
Mailing address: PO Box 384
Callicoon, NY 12723

B. Description of the proposed project: Proposal to build a 5 MW AC Community Solar Field
The solar site will be approximately 23 acres enclosed by an 8 foot high deer fence. The site will
contain

1 inverter and will have one access road to the site.

C. Project site address: Adjacent to 2671 North Triphammer Road Town: Lansing

E. The project is located on property: 44.-1-1.2 and 44-1-3.3
D. Project site tax map number: _____

- within an Agricultural District containing a farm operation, or
- with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: approx. 23 acres

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet approx. 14 Acres
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
Robert Stull 2622 N. Triphammer Road SBL 42-1-45.2

Ryan Harrington 2645 N. Triphammer Road 44-1-27

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Melvin Messinger
Name and Title of Person Completing Form

Project Manager

4/24/24
Date





Tompkins County Clerk Recording Page

Return To

DELAWARE RIVER SOLAR, LLC
140 EAST 45TH STREET
NEW YORK, NY 10017

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **LEASE**

Grantor (Party 1)
YOUNG, JOHN F

Receipt Number: 24-397082

Grantee (Party 2)
MONGAUP RIVER SOLAR LLC

Fees	
Recording Fee	\$20.00
TP-584 Form Fee	\$5.00
Pages Fee	\$30.00
State Surcharge	\$20.00
Total Fees Paid:	\$75.00

Transfer Amt: \$0.00

Instrument #: 2024-01835
Transfer Tax #: 001185

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on February 27th, 2024 at 2:46:04
PM with a total page count of 6.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

MEMORANDUM OF LEASE

Section: 44
Block: 1
Lot: 1.2 & 3.3

This is a Memorandum of Lease ("Memorandum") made and entered into as of this 26th day of February, 2024, by and between John F. Young, Susan M. Barnett, James R. Young, and Julie R. Young (hereinafter "Lessor"), with an address at 3105 N Triphammer Rd Suite 1 Lansing, NY 14882 and **MONGAUP RIVER SOLAR, LLC**, a New York limited liability company (hereinafter "Lessee"), with an office at 140 East 45 Street, Suite 32B-1, New York, New York 10017, upon the following terms:

1. **Lease.** The provisions set forth in a written lease between the parties hereto dated February 26, 2024 (the "Lease"), are hereby incorporated by reference into this Memorandum.
2. **Demised Premises.** The Demised Premises which are the subject of the Lease are a portion of the property located at North Triphammer Road, Lansing, NY 14882 and being more particularly described as follows: **See Attached Exhibit "A"**
3. **Commencement Date of Lease.** The Lease shall be deemed to have commenced on February 26, 2024 ("Effective Date") as set forth within the terms of the Lease.
4. **Term.** The term of the Lease ("Term") commenced on the Effective Date of the Lease and ends on the thirty (30) year anniversary of the Commercial Operation Date (as described in the Lease) of the solar facility to be constructed by Lessee on the Demised Premises ("System"). Lessee shall have the right, at its election, to extend the Term of the Lease by two (2) extension periods of five (5) years each or in any other such manner as prescribed in the Lease.
5. **Successor and Assigns.** The Lease Agreement provides that the provisions of the Lease Agreement run with the land and are binding upon and inure to the benefit of the successors and assigns of each party.
6. **Purpose.** It is expressly understood and agreed by all parties that the sole purpose of this Memorandum of Lease is to give record notice of the Lease; it being distinctly understood and agreed that said Lease constitutes the entire lease and agreement between Lessor and Lessee with respect to the Demised Premises and is hereby incorporated by reference. The Lease contains and sets forth additional rights, terms, conditions, duties, and obligations not enumerated within this instrument which govern the Lease. This Memorandum is for information purposes only and nothing contained herein may be deemed in any way to modify or vary any of the terms or conditions of the Lease. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall control.
7. **Counterparts.** Counterpart originals may be assembled in order to make one complete copy of this Memorandum and all such counterpart originals, when taken together, shall comprise but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease pursuant to due authorization on the dates herein acknowledged.

LESSOR:

Susan M Barnett

Name: SUSAN M BARNETT

LESSOR:

John F. Young

Name: JOHN F. YOUNG

LESSOR:

James R. Young

Name: JAMES R. YOUNG

LESSOR:

Julie R. Young

Name: JULIE R. YOUNG

LESSEE:

Mongaup River Solar, LLC

By: Peter Dolgos

Name: PETER DOLGOS

Title: SVP

STATE OF NEW YORK :
: ss.:
COUNTY OF TOMPKINS :

On the 12th day of February, 2024 before me, the undersigned, personally appeared JOHN F. YOUNG, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted executed the instrument.

Angela P. Zhe
Notary Public

ANGELA P. ZHE
Notary Public, State of New York
No. 01ZH6168176
Qualified in Tompkins County
My Commission Expires June 11, 2027

STATE OF NEW YORK :
: ss.:
COUNTY OF TOMPKINS :

On the 12th day of February, 2024 before me, the undersigned, personally appeared SUSAN M. BARNETT, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted executed the instrument.

Angela P. Zhe
Notary Public

ANGELA P. ZHE
Notary Public, State of New York
No. 01ZH6168176
Qualified in Tompkins County
My Commission Expires June 11, 2027

COMMONWEALTH OF PENNSYLVANIA :
: ss.:
COUNTY OF MCKEAN :

On the 5 day of February, 2024 before me, the undersigned, personally appeared JAMES R. YOUNG and JULIE R. YOUNG, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted executed the instrument.

Melissa Jo Smith
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Melissa Jo Smith, Notary Public
McKean County
My commission expires March 22, 2025
Commission number 1155487
Member, Pennsylvania Association of Notaries

STATE OF NEW YORK :
 : ss.:
COUNTY OF New York :

On the 26 day of February, 2024 before me, the undersigned, personally appeared Pete Dolgos, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted executed the instrument.

[Signature] 02/01/26
Notary Public

GARRETT CHRISTOPHER HERMANN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HE6437332
Qualified in Kings County
My Commission Expires 08-01-2026

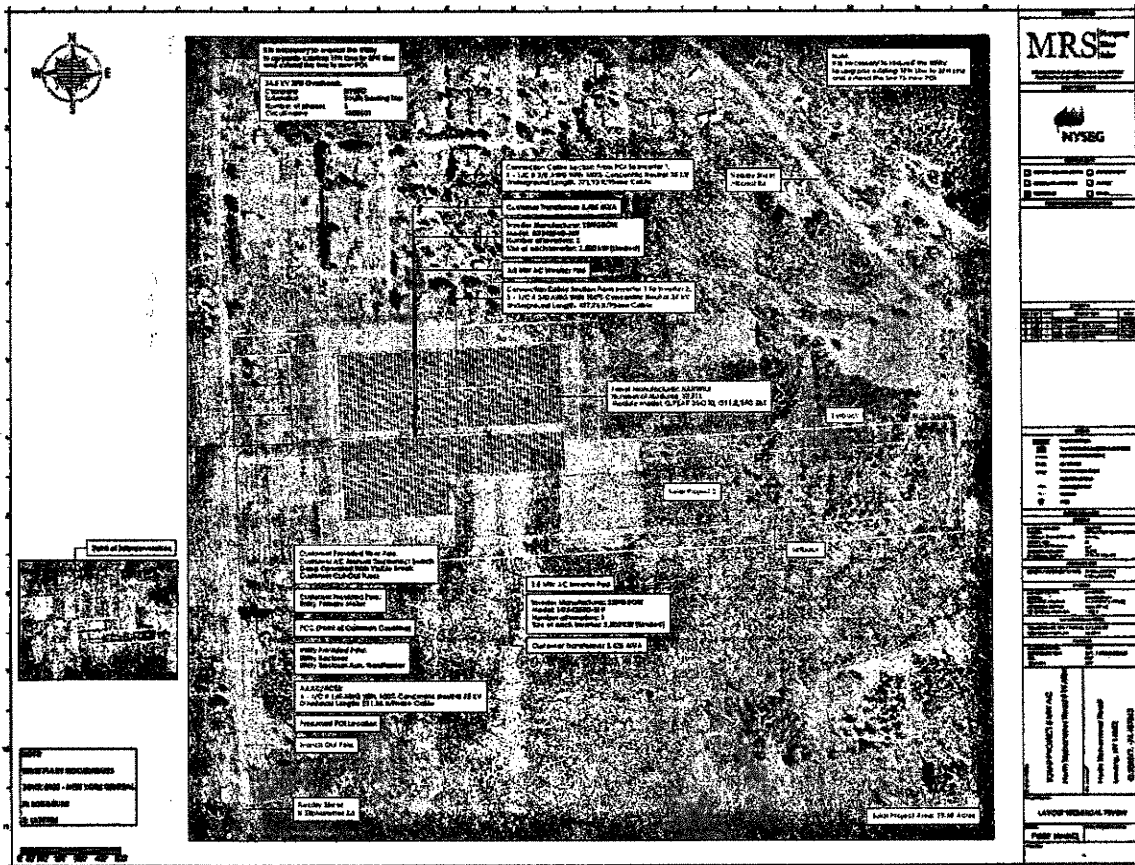
Record and Return to:
Mongaup River Solar, LLC
140 East 45th Street, Suite 32B-1
New York, NY 10017

EXHIBIT "A" Description of Demised Premises

All that tract or parcel of land situate in the Town of Lansing, County of Tompkins and State of New York, being approximately 67 acres of the Property, as depicted in the site plan below, to be replaced by a legal description upon completion of a survey.

Notwithstanding anything to the contrary herein, the final Premises will not include any of the Property highlighted in "/////" being 300 feet along North Triphammer Road immediately South of Tax Parcel 44.1-1-1.1 and being a depth of approximately 290 feet.

[map of site plan]



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

Section 3, Item g.

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: NY Lansing I, LLC - Proposed Commercial Solar Facility		
Project Location (describe, and attach a general location map): North Triphammer Road (County Route 122), Town of Lansing, Tompkins County, NY (Tax Map Nos. 44.-1-1.2 and 44.-1-3.3)		
Brief Description of Proposed Action (include purpose or need): The proposed action includes the development of an approximate 5-megawatt of alternating current (MW AC) ground-mounted solar facility on two (2) tax parcels totaling 66.83± acres located on the east side of North Triphammer Road (County Route 122) (hereinafter the "subject property"). The owner would lease approximately 19.60 acres of the subject property to the applicant (i.e., NY Lansing I, LLC). The area of disturbance for the proposed project would be 22.68± acres. The solar facility would be situated on the central portion of the northern tax parcel (44.-1-1.2) and the western portion of the southern tax parcel (44.-1-3.3). The proposed action would include the installation of solar modules with a maximum height of 15 feet, an eight (8)-foot-high deer fence around the proposed solar facility, two (2) concrete equipment pads to house electrical equipment (i.e., two [2] inverters and two [2] transformers) and electric utility lines to connect the solar panels to the existing distribution power line along the west side of the subject property. The proposed action would also include the construction of a gravel access road from North Triphammer Road (County Route 122). It is noted that the project area would be seeded with a northeast solar pollinator mix. All solar power generated by the proposed action would be sold as Community Distributed Generation. This program allows subscribed participants to share the benefits of clean energy production. According to the applicant, a mix of residential and commercial customers, specifically New York State Electric and Gas (NYSEG) customers, would be able to receive a share of the solar power.		
Name of Applicant/Sponsor: NY Lansing I, LLC attn: Mollie Messenger	Telephone: 646-998-6495	E-Mail: mollie.messenger@delawareriversolar.com
Address: P.O. Box 384		
City/PO: Callicoon	State: NY	Zip Code: 12783
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Jessie Young	Telephone: 607-533-0346	E-Mail: jesse@youngbros.com
Address: 3105 North Triphammer Road, Suite 1		
City/PO: Lansing	State: NY	Zip Code: 14882

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Planning Board - Site Plan Approval and Decommissioning Plan Approval	TBD
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Zoning Board of Appeals - Use Variance	April 2024
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Code Enforcement Officer - Building Permit	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tompkins County Department of Planning and Sustainability - GML \$239m Referral Tompkins County Highway Department - Highway Work Permit	TBD
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 - SPDES General Permit for Construction Activity NYSERDA - Partial Funding (NY-Sun Incentive Program)	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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

Section 3, Item g.

- 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?
 The subject property is located within the Residential - Moderate Density (R2) Zoning 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? Ithaca City School District
- b. What police or other public protection forces serve the project site?
Tompkins County Sheriff's Department
- c. Which fire protection and emergency medical services serve the project site?
Lansing Fire Department provides both fire protection and emergency medical services.
- d. What parks serve the project site?
N/A - the proposed use includes a commercial solar facility.

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial solar energy facility
- b. a. Total acreage of the site of the proposed action? _____ 66.83± acres
 b. Total acreage to be physically disturbed? _____ 22.68± acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 66.83± acres (The property owner would lease 19.60± acres of the subject property to the applicant.)
- c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____
- e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 5 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

If Yes, show numbers of units proposed.

Yes No
Section 3, Item g.

One Family Two Family Three Family Multiple Family (four or more)

Initial Phase _____
At completion _____
of all phases _____

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

If Yes,

- i. Total number of structures 10,080± solar modules
- ii. Dimensions (in feet) of largest proposed structure: 15± feet height; 3.5± feet width; and 7.9± feet length
- iii. Approximate extent of building space to be heated or cooled: _____ 0 square feet

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

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____
- iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
- v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

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

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
- iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____
- v. What is the total area to be dredged or excavated? _____ acres
- vi. What is the maximum area to be worked at any one time? _____ acres
- vii. What would be the maximum depth of excavation or dredging? _____ feet
- viii. Will the excavation require blasting? Yes No
- ix. Summarize site reclamation goals and plan: _____

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

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): The unregulated wetland areas located on the western and central portions of the subject property would be disturbed as part of the proposed action.

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 of area. The proposed action would involve excavation and fill associated with the mounting posts for the solar panels and construction of the proposed access road. Excavation would be approximately 3.18 acres and fill material would be approximately 0.13 acres. The proposed mounting posts and access road would be built upon a portion of the existing wetland vegetation. Grubbing and/or clearing would be performed as necessary for larger wooded/dense vegetated areas within the wetlands.

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: The proposed action would require regrading/excavation for the mounting posts for the solar panels and construction of the access road.

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: 3.31± acres to be built upon and/or removed
• expected acreage of aquatic vegetation remaining after project completion: 10.40± acres
• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): Construction of the proposed access road and the mounting post for the solar panels
• proposed method of plant removal: Mechanical clearing and grubbing, as necessary.
• if chemical/herbicide treatment will be used, specify product(s): None

v. Describe any proposed reclamation/mitigation following disturbance: _____
Erosion and sedimentation control measures would be undertaken prior to and during construction.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Do existing sewer lines serve the project site?
- Will a line extension within an existing district be necessary to serve the project?

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

_____ Square feet or 0.02± acres (impervious surface)

_____ Square feet or 66.83± acres (parcel size)

ii. Describe types of new point sources. Solar panels, concrete equipment pad, footings and gravel access road

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)?

The proposed design would include two (2) rain gardens and water bars. Stormwater runoff would flow towards the rain gardens in the southern portion of the project area, and to the surrounding on-site wetland areas which is where stormwater currently flows.

- If to surface waters, identify receiving water bodies or wetlands: _____
Stormwater runoff would flow towards the rain gardens in the southern portion of the project area, and to the surrounding on-site wetland areas which is where stormwater currently flows.

- Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?

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 1/2 mile of the proposed site? Yes No
- vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
- viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

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.

- | | |
|---|--|
| <p><i>i. During Construction:</i></p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8:00am-6:00pm • Saturday: _____ 8:00am-6:00pm • Sunday: _____ N/A • Holidays: _____ N/A | <p><i>ii. During Operations:</i></p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24/7* • Saturday: _____ 24/7* • Sunday: _____ 24/7* • Holidays: _____ 24/7* |
|---|--|

*The site would not be occupied 24/7. It would be remotely monitored and inspections would occur as needed to ensure a properly maintained site.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?

Yes No
Section 3, Item g.

If yes:

i. Provide details including sources, time of day and duration:

Temporary noise during construction would be expected. Construction would occur during non-sensitive hours (i.e., 8:00am-6:00pm Monday through Saturday with no construction on Sundays or holidays).

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

Describe: The project area would result in the clearing of 6.47± acres of woodland for the proposed solar facility. However, upon implementation of the proposed action, 21.15± acres of woodland would remain.

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: _____ 0.1 tons per _____ month (unit of time)
• Operation : _____ 0 tons per _____ (unit of time)
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
• Construction: According to the applicant, waste would consist of office waste and cardboard items from deliveries, which would be recycled to the maximum extent practicable.
• Operation: N/A
iii. Proposed disposal methods/facilities for solid waste generated on-site:
• Construction: A refuse container would be placed on-site during construction and would be emptied by a licensed hauler as needed.
• Operation: N/A

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

Section 3, Item g.

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): Institutional (NYS Department of Transportation Sub-Residency Facility)

ii. If mix of uses, generally describe:

The subject property is currently agricultural land with forested areas. The surrounding area includes residential, commercial and institutional land uses, as well as forested areas.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.02±	+0.02
• Forested	27.62±	21.15±	-6.47
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	25.50±	12.60±	-12.90
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	13.71±	10.40±	-3.31
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Landscaping/seeded areas (inclusive of rain gardens) and gravel access road*	0	22.66±	+22.66

*Upon implementation of the proposed action, 0.49± acre of gravel would be installed for the proposed access road.

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): _____

Section 3, Item g.

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? _____ 3± feet below grade surface (bgs)

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:

Langford channery silt loam, 2-8% slopes (LaB)	26 %
Tuller channery silt loam, 0-6% slopes (TeA)	24 %
Lordstown channery silt loam, 5-15% slopes (LnC)	21 %

d. What is the average depth to the water table on the project site? Average: _____ 20± feet bgs*

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	34 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	26 % of site
<input checked="" type="checkbox"/> Poorly Drained	40 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	84 % of site
<input checked="" type="checkbox"/> 10-15%:	16 % of site
<input type="checkbox"/> 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 _____ Approximate Size *See below _____
- 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: _____

*There are areas on the eastern portion of the subject property with perched water at approximately 2 feet bgs and 6 feet bgs.
 *The EAF Mapper indicates the presence of federal waterbodies on or adjoining the subject property. Review of the U.S. Fish and Wildlife Services National Wetlands Inventory (NWI) Mapper indicates that a 13.14-acre Freshwater Forested/Shrub Wetland habitat classified as PFO1/4E is located on the southeastern portion of the southern tax parcel (44.-1-3.3) and adjoining area. It is noted that review of the NYSDEC Environmental Resource Mapper indicates that there are no state-regulated freshwater wetlands or streams located on or adjacent to the subject property.

m. Identify the predominant wildlife species that occupy or use the project site:

- Rabbits _____ White-tailed deer _____
- Grey squirrels _____ Field rodents _____
- Raccoons _____

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: According to the applicant, there may be areas on or near the subject property that are occasionally used for hunting. Upon implementation of the proposed action, hunting could still occur on or near the subject property; however, no future hunting would occur on the solar project site.

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? The subject property contains 17.5± acres of Soil Group 3; however, only 11.46± acres would be disturbed as part of the proposed action.

ii. Source(s) of soil rating(s): United State Department of Agriculture Web Soil Survey and NYSERDA 2022 Soils Data

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commission Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:
 i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District
 ii. Name: _____
 iii. Brief description of attributes on which listing is based: _____

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

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

If Yes:
 i. Describe possible resource(s): _____
 ii. Basis for identification: _____

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

If Yes:
 i. Identify resource: Lansing Town Park; Sunset Park; Stewart Park; Allen H. Treman State Marine Park; Cornell Botanical Gardens; Thompson Park; Conway Park; Strawberry Fields Park
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Town Park; Town Park; Town Park; State Park; Botanical Gardens; Village Park; Village Park; Village Park
 iii. Distance between project and resource: varying distances within 5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:
 i. Identify the name of the river and its designation: _____
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

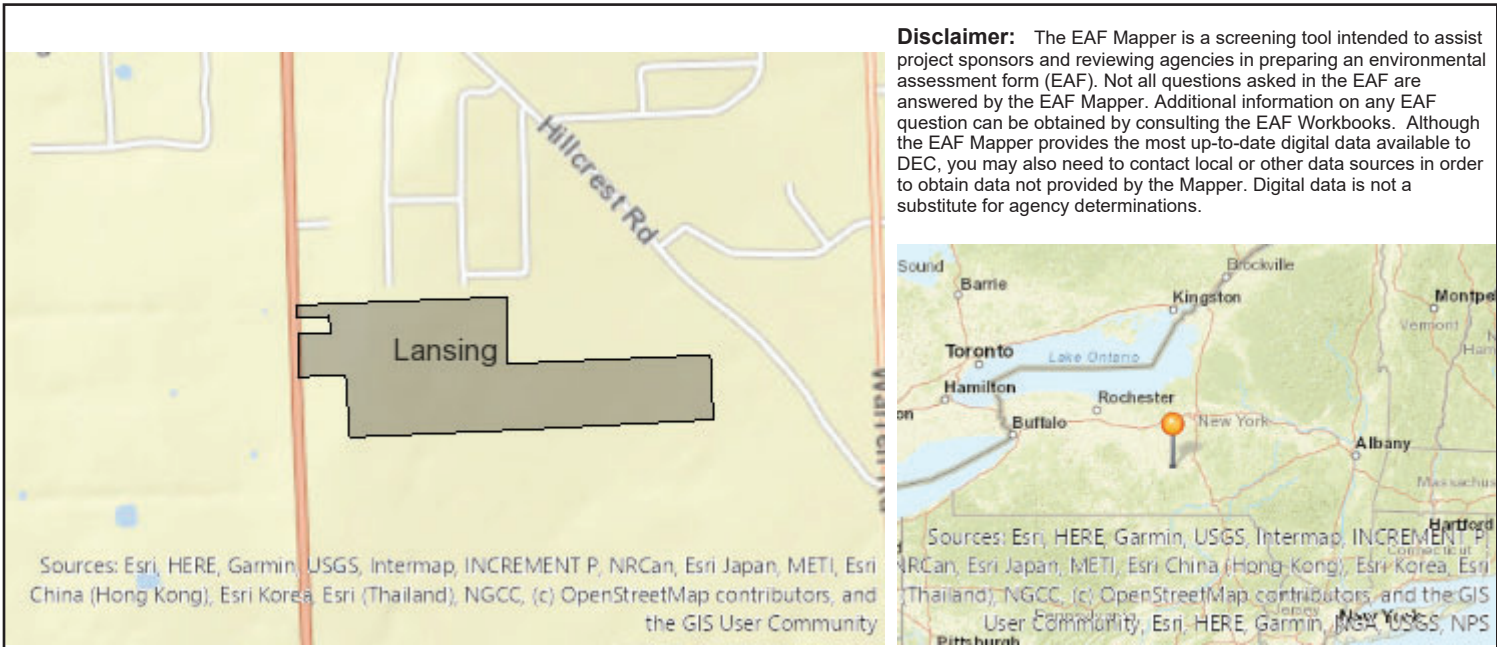
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

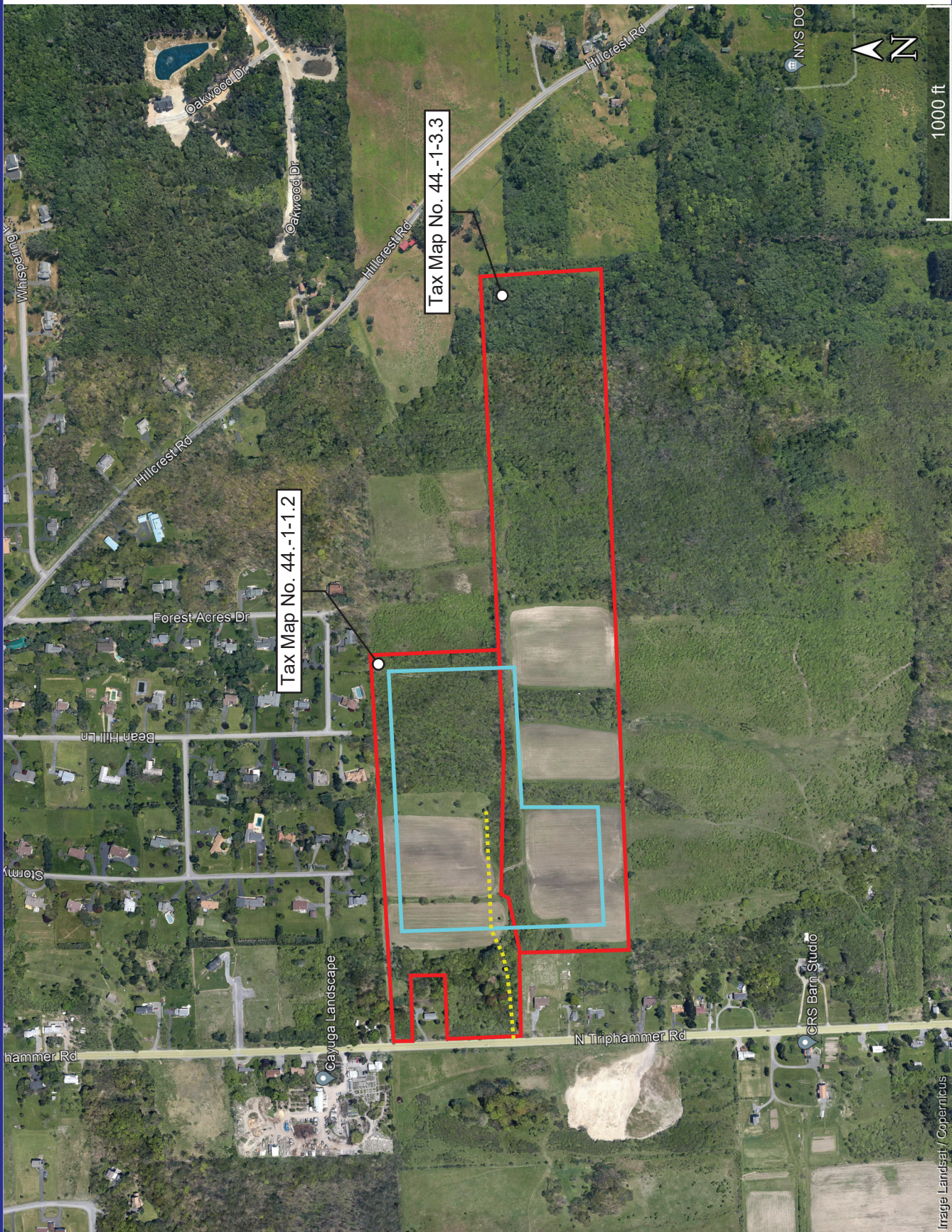
Applicant/Sponsor Name NY Lansing I, LLC
Attn: P.W. Grosser Consulting, Inc. as Environmental Consultant Date 4/5/2024

Signature  Title Sr. Environmental Planner/Project Manager
 Katelyn Kaim, AICP



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No

E.2.n. [Natural Communities]	No	
E.2.o. [Endangered or Threatened Species]	No	Section 3, Item g.
E.2.p. [Rare Plants or Animals]	No	
E.3.a. [Agricultural District]	No	
E.3.c. [National Natural Landmark]	No	
E.3.d [Critical Environmental Area]	No	
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.	
E.3.f. [Archeological Sites]	No	
E.3.i. [Designated River Corridor]	No	



Site Location Map

NY Lansing I, LLC
North Triphammer Road
Town of Lansing, Tompkins County, NY

- Subject Property
- Proposed Project Area (approximate)
- Proposed Access Road

All boundaries are approximate
Source: Google Earth, 2024

WETLAND MITIGATION PLAN

PREPARED FOR:

Delaware River Solar
140 East 45th Street (Suite 32B-1)
New York, New York 10017

PREPARED BY:



P.W. Grosser Consulting, Inc.
630 Johnson Avenue, Suite 7
Bohemia, New York, 11716
Phone: 631-589-6353
Fax: 631-589-8705

Michael Gaul, Senior Project Manager
Issac White, Project Scientist

PWGC Project Number: DRS2404

mgaul@pwgrosser.com
iwhite@pwgrosser.com

WETLAND MITIGATION PLAN
NORTH TRIPHAMMER ROAD, LANSING, NEW YORK 14850

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TABLE 1 Areas	Anticipated Project Impacts to USACE Wetlands, NYSDEC Wetlands, and Adjacent Areas
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FIGURES

FIGURE 1	Solar Project #1 Layout Technical Review
FIGURE 2	Solar Project #2 Layout Technical Review



1.0 INTRODUCTION

Delaware River Solar (Client) retained P.W. Grosser Consulting, Inc. (PWGC) to prepare a Wetland Mitigation Plan (WMP) for the two proposed solar project areas (hereafter referred to as the “Site”) located on North Triphammer Road, Lansing, New York, identified as the tax parcels 44.-1-3.3 and 44.-1-1.2 on the Tompkins County Tax Map. The two proposed solar project areas are 14.02 acres and 19.55 acres, respectively.

In March 2024, the Client retained PWGC to complete a Wetland Assessment at the Site and to prepare a Wetland Assessment Letter Report. The assessment concluded that multiple potential wetlands and / or waterbodies were identified, and that a portion of the identified potential wetlands appeared to be contiguous with a large offsite wetland complex identified in the National Wetland Inventory (NWI). There were no identified mapped New York State Department of Environmental Conservation (NYSDEC) Article 24 Freshwater Wetlands or 500-foot Freshwater Wetland check zones on the Site. There were also no identified NYSDEC Article 15 Protected Waters on the Site.

A Wetland Delineation was performed on the Site on June 12, 13, and 14, 2024. Wetlands were identified within each of the two proposed solar project areas. Waterbodies were also identified in the form of drainageways within the two hedgerows that separated the three onsite fields, with each of these waterbodies bounded by wetlands. These wetland and water bodies were deemed to potentially be jurisdictional Waters of the United States (WOTUS) wetlands and / or water bodies. Potentially jurisdictional WOTUS consisted of the two sets of drainageways (streams) located within the hedgerows which bisect the center of the site from north to south including the adjacent freshwater wetlands, and one additional larger area of freshwater wetland in the southeast.

On October 23, 2024, PWGC met with a United States Army Corps of Engineers (USACE) Buffalo New York District Engineer at the Site to perform an investigation pursuant to obtaining a jurisdictional determination (JD) for the wetlands delineated by PWGC in June 2024. The USACE was in general agreement with delineated boundaries of wetlands on the Site. Preliminary results of the JD investigation suggested that the Site likely contains WOTUS regulated by the USACE. Following the Site inspection, JD Field Inspection Notes were drafted jointly by PWGC and the USACE District Engineer to determine next steps pursuant to obtaining a determination. The USACE District Engineer suggested that the most efficient path would be to assume that all the wetlands delineated on the Site were WOTUS and to seek a permit verification that the permanent discharge resulting from the proposed project would fall under Nationwide Permit 14 for Linear Transportation Projects.





2.0 PURPOSE

The purpose of this WMP is to develop a mitigation plan for the unavoidable loss of WOTUS to be submitted to the (USACE) Buffalo District Engineer. This WMP will be submitted as part of the pre-construction notification (PCN) pursuant to determining if the Nationwide Permit 14 for Linear Transportation Projects is suitable for the portion of the proposed work at the site covered under Section 404 of the Clean Water Act. If Nationwide Permit 14 is deemed practicable by the District Engineer, the applicant will seek mitigation bank or in-lieu fee program credits as the proposed option for compensatory mitigation.

DRAFT





3.0 SUMMARY OF IMPACTS

The proposed project, consisting of two proposed arrays, will permanently impact 0.27 acres and temporarily impact 8.05 acres of WOTUS on the Site. There are no identified proposed impacts to mapped, currently regulated NYSDEC freshwater wetlands. Proposed site layout plans are included as **Figure 1 and Figure 2 (MRS Layout Technical Review Plans)**.

PWGC completed a functional assessment of the delineated wetlands to identify key wetland functions and values that are important to mitigate against loss from the proposed project. Identified functions and values provided by wetlands to potentially be impacted include groundwater recharge/discharge, sediment/toxicant/pathogen retention, sediment stabilization, and wildlife habitat.

The proposed solar project will result in permanent loss to some WOTUS, temporary impacts to additional WOTUS, and permanent forest conversion. PWGC will consult with the USACE Buffalo District Engineer to determine the appropriate mitigation ratios for the anticipated impacts to WOTUS.

3.1 PERMANENT IMPACTS

Unavoidable discharges for the installation of the proposed gravel access roads for the two proposed solar project array areas will permanently impact 0.27 acres of WOTUS. Proposed gravel roadways for array #1 will permanently impact 0.01 acres of WOTUS and proposed gravel roadways for array #2 will permanently impact 0.26 acres of WOTUS. Permanent impacts are all anticipated within shrub/forest wetland habitat.

3.2 PERMANENT FOREST CONVERSION

Vegetative cutting within the two proposed solar projects' limit of disturbance (LOD) will permanently convert forest/shrub wetland habitat. Forested wetland vegetation will be cut to install and safely operate the proposed solar arrays and aboveground utility lines. These forested wetlands will become dominated by herbaceous and shrub/sapling cover types. The cutting of trees in forested areas within the two proposed solar array project areas may affect wildlife species composition by favoring species that prefer shrub/sapling, emergent, and/or open habitats as opposed to those that inhabit forested communities. Total tree cutting will result in the conversion of 8.32 acres of forested USACE jurisdictional wetlands.

3.3 TEMPORARY IMPACTS

Temporary impacts include the placement of timber matting where necessary for the construction of access roads and the installation of solar arrays, aboveground utility lines, and fences. Temporary impacts on freshwater wetlands are anticipated to occur during construction activities and will be restored upon completion of construction utilizing best management practices BMPs as directed by the USACE. Temporary impacts to freshwater wetland habitats are anticipated to affect shrub / forested habitat.

3.4 IMPACTS TO NYSDEC FRESHWATER WETLANDS

There are no currently mapped Article 24 New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetlands or 500-foot Freshwater Wetland check zones on the Site.

3.5 IMPACTS TO FEDERAL FRESHWATER WETLANDS AND WATERBODIES

The proposed project, consisting of two proposed arrays, will permanently impact 0.27 acres and temporarily impact 8.05 acres of WOTUS on the Site. The full 8.32 acres of WOTUS covered by the





permanent and temporary impacts will also undergo forest conversion. The following table includes anticipated impacts to freshwater wetlands.

Table 1. Anticipated Impacts to USACE Freshwater Wetlands and NYSDEC Wetlands.

Impact Type	USACE Wetlands (acres)	Mapped NYSDEC Wetlands (acres)
Permanent Impacts to WOTUS (fill / excavation for roadways)	0.27	0
Temporary Impacts to WOTUS (timber matting, vegetation cutting, fence and solar array installation)	8.05	0
Permanent forest conversion	8.32 (includes the sum of the other two rows)	0

DRAFT





4.0 MITIGATION REQUIREMENT

As discussed above, the Project’s mitigation requirement will be established through consultation with the USACE Buffalo District Engineer. As permanent filling and/or excavation in USACE jurisdictional wetlands are greater than 0.10 acres, mitigation is expected to be required for these permanent impacts. The compensatory mitigation requirement for the two proposed solar project arrays is expected to address the anticipated permanent impacts to USACE wetlands (0.27 acres). PWGC will verify with the district engineer if any compensatory mitigation is required for the USACE wetlands.

4.1 NYSDEC MITIGATION REQUIREMENT

There are no currently mapped Article 24 New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetlands or 500-foot Freshwater Wetland check zones on the Site. At the time of this report, there are no anticipated compensatory mitigation requirements on the state level for the anticipated permanent and temporary impacts to wetlands affiliated with the proposed installation of the two solar arrays.

5.0 PROPOSED MITIGATION PLAN

PWGC proposes purchasing credits from an in-lieu fee wetland mitigation program. The amount of credits to be purchased will be determined after consultation with the USACE Buffalo District Engineer. PWGC will propose the anticipated permanent impact acreage for the two proposed solar arrays (0.27 acres) as a compensatory mitigation requirement. However, mitigation ratios for wetland impacts will be agreed upon between PWGC and USACE. Once the amount of credits required has been agreed upon, an in-lieu fee wetland mitigation program will be identified that has enough credits available. If there are no credits available from an in-lieu fee wetland mitigation program, then PWGC will work with the USACE to identify an alternative method of mitigation.

In addition to this proposed mitigation plan, PWGC will also take the additional steps noted on the Proposed Wetland Disturbance Plans (**Figures 1 and 2**) to avoid unnecessary impacts on wetlands. These steps are as follows:

1. Efforts shall be made to minimize disturbance to any state or federally regulated wetlands. No unlawful filling, discharges, or material alteration to the functions or values of freshwater wetlands will be performed during construction. Unnecessary removal of vegetation or unnecessary alterations along stream banks or stream bottoms are prohibited. Where necessary, removal/cutting of vegetation in freshwater wetland areas will be done in accordance with guidance from the USFWS / USACOE. Woodchippers will not be used during construction. Side casting will not be performed during construction.
2. Where required, temporary access to freshwater wetlands will be performed without the use of permanent roads. When necessary, crossing of ephemeral, relatively non-permanent waterways in wetland areas will be made using temporary timber mats to minimize disturbance or access will be made during a period of deep freeze conditions to minimize disturbance to underlying wetland soils. If necessary, crossing of perennially flowing, relatively permanent waterways in wetland areas will be made using a properly engineered equilibrium culvert meeting or exceeding 1.25 times the stream width in pipe diameter.
3. Staging of any construction materials or equipment is prohibited in wetland areas.





4. Any wetland disturbance excluding the proposed permanent disturbance for the roadway is to be restored with an appropriate wetland seed mix. The seed mix specified in NYSDOT item 203.01920007 is the preferred mix for this activity. The seed mix may be substituted with the engineer's approval.
5. All land clearing shall occur without the use of heavy machinery on metal tracks.
6. The racking system will be installed using a small solar farm pile driver machine.
7. No grading is proposed for this site plan.

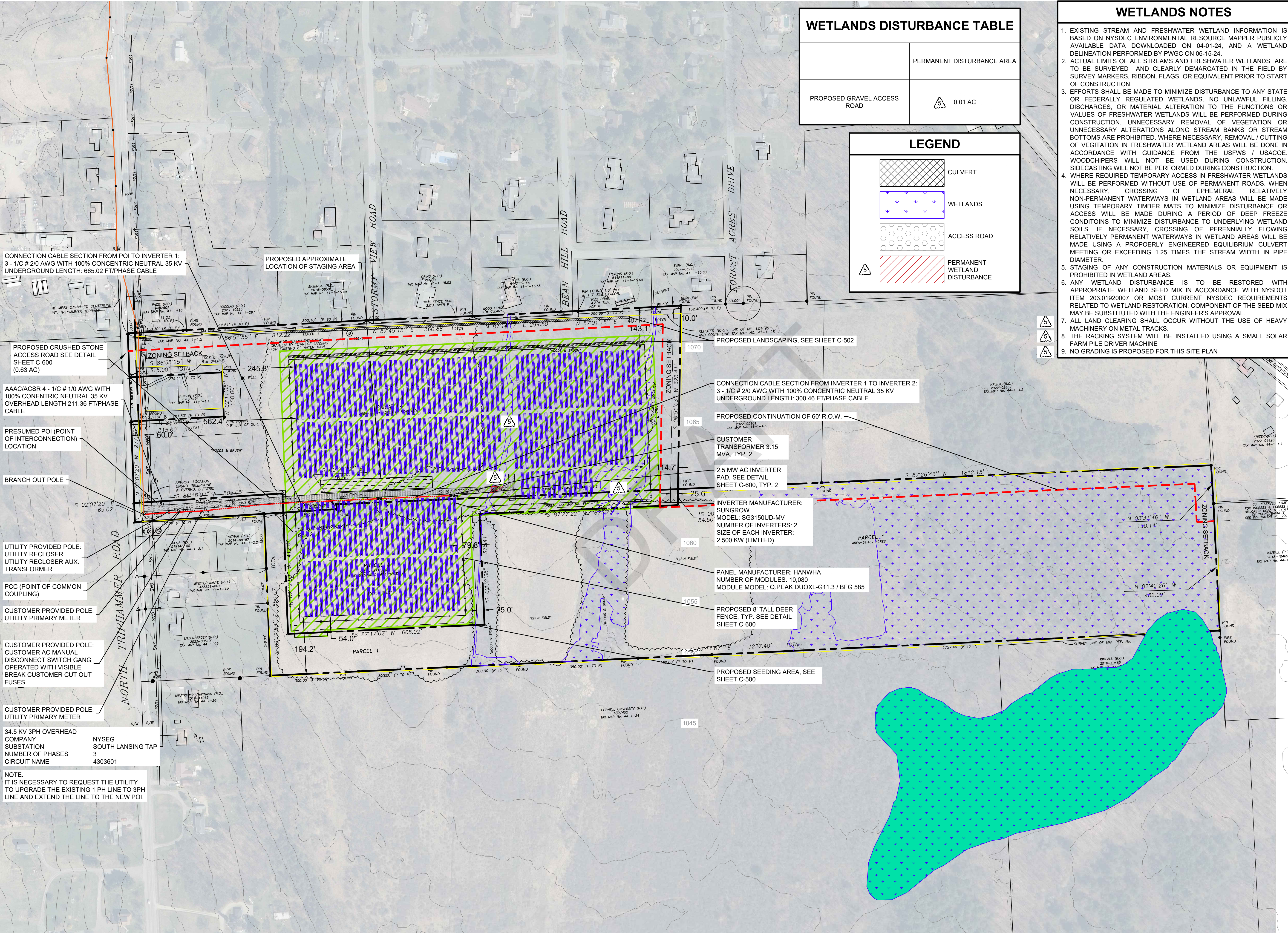
DRAFT



FIGURES

DRAFT



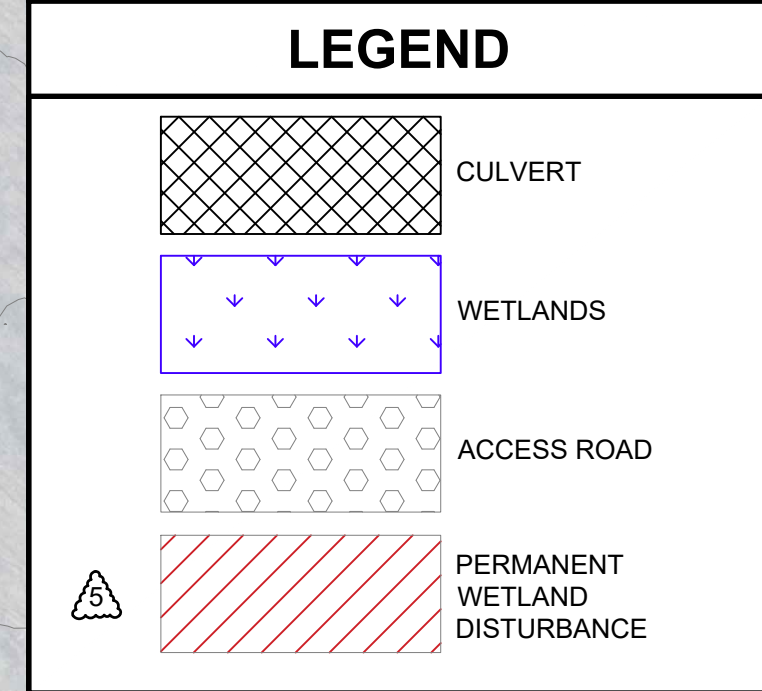


WETLANDS DISTURBANCE TABLE

	PERMANENT DISTURBANCE AREA
PROPOSED GRAVEL ACCESS ROAD	0.01 AC

WETLANDS NOTES

- EXISTING STREAM AND FRESHWATER WETLAND INFORMATION IS BASED ON NYSDEC ENVIRONMENTAL RESOURCE MAPPER PUBLICLY AVAILABLE DATA DOWNLOADED ON 04-01-24, AND A WETLAND DELINEATION PERFORMED BY PWGC ON 06-15-24.
- ACTUAL LIMITS OF ALL STREAMS AND FRESHWATER WETLANDS ARE TO BE SURVEYED AND CLEARLY DEMARCATED IN THE FIELD BY SURVEY MARKERS, RIBBON, FLAGS, OR EQUIVALENT PRIOR TO START OF CONSTRUCTION.
- EFFORTS SHALL BE MADE TO MINIMIZE DISTURBANCE TO ANY STATE OR FEDERALLY REGULATED WETLANDS. NO UNLAWFUL FILLING, DISCHARGES, OR MATERIAL ALTERATION TO THE FUNCTIONS OR VALUES OF FRESHWATER WETLANDS WILL BE PERFORMED DURING CONSTRUCTION. UNNECESSARY REMOVAL OF VEGETATION OR UNNECESSARY ALTERATIONS ALONG STREAM BANKS OR STREAM BOTTOMS ARE PROHIBITED. WHERE NECESSARY, REMOVAL / CUTTING OF VEGETATION IN FRESHWATER WETLAND AREAS WILL BE DONE IN ACCORDANCE WITH GUIDANCE FROM THE USFWS / USACE. WOODCHIPERS WILL NOT BE USED DURING CONSTRUCTION. SIDECASTING WILL NOT BE PERFORMED DURING CONSTRUCTION.
- WHERE REQUIRED TEMPORARY ACCESS IN FRESHWATER WETLANDS WILL BE PERFORMED WITHOUT USE OF PERMANENT ROADS. WHEN NECESSARY, CROSSING OF EPHEMERAL RELATIVELY NON-PERMANENT WATERWAYS IN WETLAND AREAS WILL BE MADE USING TEMPORARY TIMBER MATS TO MINIMIZE DISTURBANCE OR ACCESS WILL BE MADE DURING A PERIOD OF DEEP FREEZE CONDITIONS TO MINIMIZE DISTURBANCE TO UNDERLYING WETLAND SOILS. IF NECESSARY, CROSSING OF PERENNIALY FLOWING RELATIVELY PERMANENT WATERWAYS IN WETLAND AREAS WILL BE MADE USING A PROPERLY ENGINEERED EQUILIBRIUM CULVERT MEETING OR EXCEEDING 1.25 TIMES THE STREAM WIDTH IN PIPE DIAMETER.
- STAGING OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IS PROHIBITED IN WETLAND AREAS.
- ANY WETLAND DISTURBANCE IS TO BE RESTORED WITH APPROPRIATE WETLAND SEED MIX IN ACCORDANCE WITH NYS DOT ITEM 203.01920007 OR MOST CURRENT NYSDEC REQUIREMENTS RELATED TO WETLAND RESTORATION. COMPONENT OF THE SEED MIX MAY BE SUBSTITUTED WITH THE ENGINEER'S APPROVAL.
- ALL LAND CLEARING SHALL OCCUR WITHOUT THE USE OF HEAVY MACHINERY ON METAL TRACKS.
- THE RACKING SYSTEM WILL BE INSTALLED USING A SMALL SOLAR FARM PILE DRIVER MACHINE
- NO GRADING IS PROPOSED FOR THIS SITE PLAN



PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING INC.

630 Johnson Avenue - Suite 7
Bohemia, NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS SYSTEM SUMMARY

MODULE:	
MANUFACTURER:	HANWHA
MODEL:	Q.PEAK DUO XL-G11.3 / BFG
MODULE OUTPUT POWER:	585 WP
STRING SIZE:	24
NUMBER OF STRINGS:	420
MODULE QUANTITY:	10,080
PV SYSTEM OUTPUT:	5,896.80 KWP DC
COMBINER BOX:	
CB QTY/INPUTS (QTY/INP):	30 CBs (6 INPUTS) 6 CBs (5 INPUTS)

INVERTER:

MANUFACTURER:	SUNGROW
MODEL:	SG3150UD-MV
QUANTITY/RATING:	2 / 2,500 KW (LIMITED)
PV SYSTEM OUTPUT:	5,000 KW AC
DC SYSTEM VOLTAGE:	1,500 V

MV INTERCONNECTION:

TRANSFORMER QTY/RATING:	2 / 3,150 KW
INTERCON. VOLTAGE:	34.5 KV

RACKING:

MANUFACTURER:	TBD
CONFIGURATION:	SAT - 1 MODULE PORTRAIT
TILT:	±55°
AZIMUTH:	178°

7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By	Date Submitted
Drawn By	Date Created
Approved By	Scale
	1" = 150'

NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

NORTH TRIPHAMMER ROAD SOLAR FARM CONCEPTUAL SITE PLAN

Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: 44-1.1.2 & 44-1.3.3
Regulatory Reference Number: ---

PROPOSED WETLANDS DISTURBANCE PLAN

Drawing Number:
C-503

Sheet **10** of **13**

PWGC Project Number:
DRS2404

Unauthorized alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law.

NOTE:
IT IS NECESSARY TO REQUEST THE UTILITY TO UPGRADE THE EXISTING 1 PH LINE TO 3PH LINE AND EXTEND THE LINE TO THE NEW POI.

CUSTOMER PROVIDED POLE:
UTILITY PRIMARY METER

34.5 KV 3PH OVERHEAD COMPANY:
NYSEG SOUTH LANSING TAP
NUMBER OF PHASES: 3
CIRCUIT NAME: 4303601

CUSTOMER PROVIDED POLE:
UTILITY PRIMARY METER

CUSTOMER AC MANUAL DISCONNECT SWITCH GANG OPERATED WITH VISIBLE BREAK CUSTOMER CUT OUT FUSES

CUSTOMER PROVIDED POLE:
UTILITY PRIMARY METER

UTILITY PROVIDED POLE:
UTILITY RECLOSER
UTILITY RECLOSER AUX. TRANSFORMER

PCC (POINT OF COMMON COUPLING)

BRANCH OUT POLE

PRESUMED POI (POINT OF INTERCONNECTION) LOCATION

AAAC/ACSR 4 - 1/C # 1/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV OVERHEAD LENGTH 211.36 FT/PHASE CABLE

PROPOSED CRUSHED STONE ACCESS ROAD SEE DETAIL SHEET C-600 (0.63 AC)

CONNECTION CABLE SECTION FROM POI TO INVERTER 1: 3 - 1/C # 2/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV UNDERGROUND LENGTH: 665.02 FT/PHASE CABLE

CONNECTION CABLE SECTION FROM INVERTER 1 TO INVERTER 2: 3 - 1/C # 2/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV UNDERGROUND LENGTH: 300.46 FT/PHASE CABLE

CUSTOMER TRANSFORMER 3.15 MVA, TYP. 2

2.5 MW AC INVERTER PAD, SEE DETAIL SHEET C-600, TYP. 2

**INVERTER MANUFACTURER: SUNGROW
MODEL: SG3150UD-MV
NUMBER OF INVERTERS: 2
SIZE OF EACH INVERTER: 2,500 KW (LIMITED)**

**PANEL MANUFACTURER: HANWHA
NUMBER OF MODULES: 10,080
MODULE MODEL: Q.PEAK DUOXL-G11.3 / BFG 585**

PROPOSED 8' TALL DEER FENCE, TYP. SEE DETAIL SHEET C-600

PROPOSED SEEDING AREA, SEE SHEET C-500

PROPOSED CONTINUATION OF 60' R.O.W.

PROPOSED LANDSCAPING, SEE SHEET C-502



PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING INC.

630 Johnson Avenue - Suite 7
Bohemia, NY - 11716-2518
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS
SYSTEM SUMMARY

MODULE:	
MANUFACTURER:	HANWHA
MODEL:	Q.PEAK DUO XL-G11.3 / BFG
MODULE OUTPUT POWER:	585 WP
STRING SIZE:	24
NUMBER OF STRINGS:	252
MODULE QUANTITY:	6,048
PV SYSTEM OUTPUT:	3,538.08 KWP DC
COMBINER BOX:	
CB QTY/INPUTS (QTY/INP):	11 CBs (6 INPUTS) 12 CBs (5 INPUTS)

INVERTER:	
MANUFACTURER:	SUNGROW
MODEL:	SG3150UD-MV
QUANTITY/RATING:	1 / 3,000 KW (LIMITED)
PV SYSTEM OUTPUT:	3,000 KW AC
DC SYSTEM VOLTAGE:	1,500 V

MV INTERCONNECTION:	
TRANSFORMER QTY/RATING:	2 / 3,425 KW
INTERCON. VOLTAGE:	34.5 KV

RACKING:	
MANUFACTURER:	TBD
CONFIGURATION:	SAT - 1 MODULE PORTRAIT
TILT:	±55°
AZIMUTH:	177°

7	WETLANDS UPDATE	11/11/2024
6	ACCESS ROAD UPDATE	11/01/2024
4	ACCESS ROAD UPDATE	08/12/2024
3	CLIENT REVIEW	07/29/2024
2	WETLANDS UPDATE	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By:		Date Submitted:	
Drawn By:	RPV/THS	Date Created:	03/28/24
Approved By:	MTS	Scale:	1" = 150'

Client:
NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN**

Project Address:
**NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: 44-1-1.2 & 44-1-3.3
Regulatory Reference Number: ---
File of Drawing: ---

**PROPOSED
WETLANDS
DISTURBANCE PLAN**

Drawing Number:
C-502

Sheet 9 of 12
PWGC Project Number:
DRS2404

Unauthorized alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law.

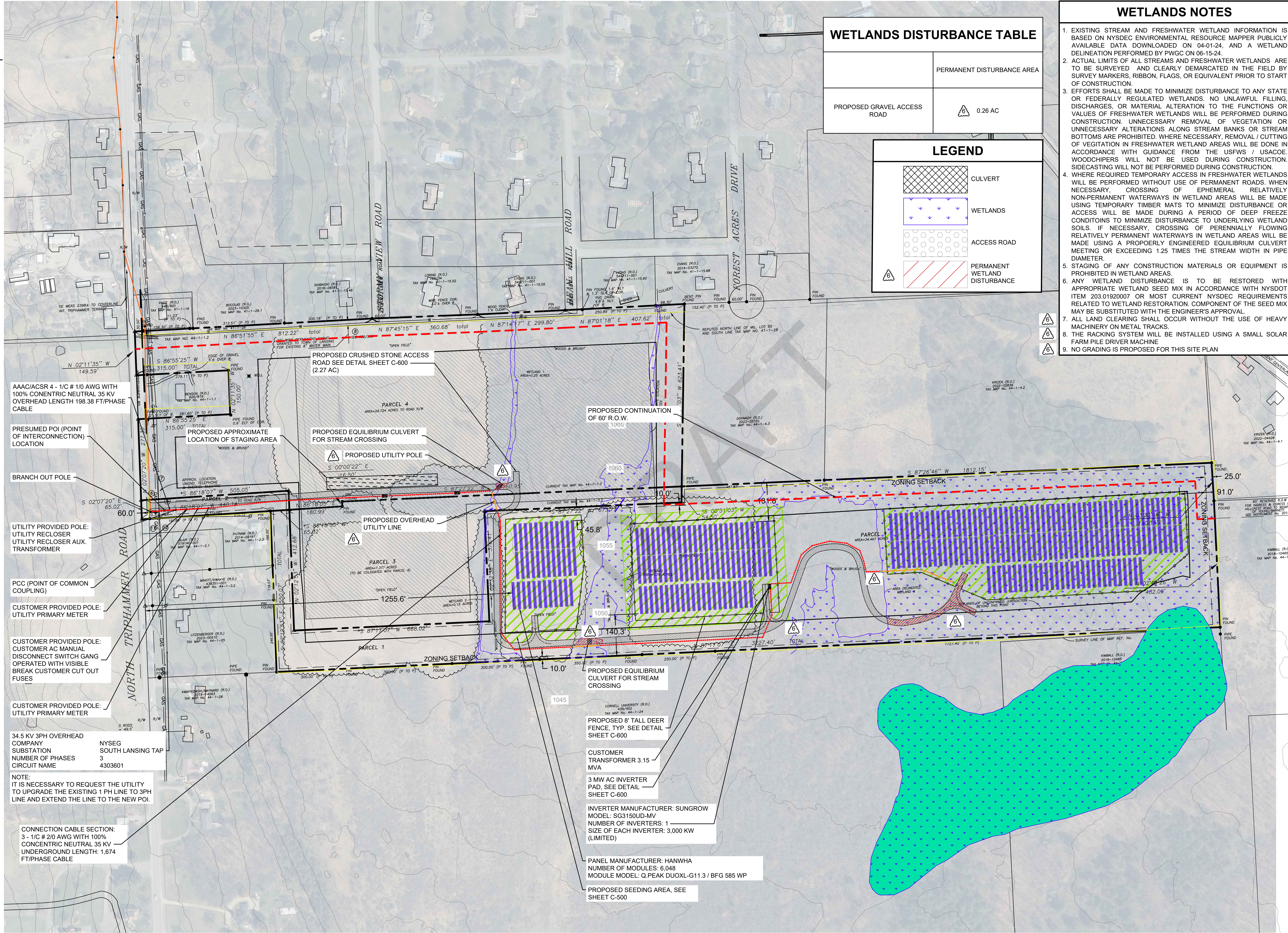
WETLANDS DISTURBANCE TABLE

	PERMANENT DISTURBANCE AREA
PROPOSED GRAVEL ACCESS ROAD	0.26 AC

LEGEND

- CULVERT
- WETLANDS
- ACCESS ROAD
- PERMANENT WETLAND DISTURBANCE

- WETLANDS NOTES**
- EXISTING STREAM AND FRESHWATER WETLAND INFORMATION IS BASED ON NYSDEC ENVIRONMENTAL RESOURCE MAPPER PUBLICLY AVAILABLE DATA DOWNLOADED ON 04-01-24, AND A WETLAND DELINEATION PERFORMED BY PWGC ON 06-15-24.
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 - ALL LAND CLEARING SHALL OCCUR WITHOUT THE USE OF HEAVY MACHINERY ON METAL TRACKS.
 - THE RACKING SYSTEM WILL BE INSTALLED USING A SMALL SOLAR FARM PILE DRIVER MACHINE
 - NO GRADING IS PROPOSED FOR THIS SITE PLAN



AAAC/ACSR 4 - 1/C # 1/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV OVERHEAD LENGTH 198.38 FT/PHASE CABLE

PRESUMED POI (POINT OF INTERCONNECTION) LOCATION

BRANCH OUT POLE

UTILITY PROVIDED POLE: UTILITY RECLOSER UTILITY RECLOSER AUX. TRANSFORMER

PCC (POINT OF COMMON COUPLING)

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

CUSTOMER PROVIDED POLE: CUSTOMER AC MANUAL DISCONNECT SWITCH GANG OPERATED WITH VISIBLE BREAK CUSTOMER CUT OUT FUSES

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

34.5 KV 3PH OVERHEAD COMPANY SUBSTATION NYSEG SOUTH LANSING TAP NUMBER OF PHASES 3 CIRCUIT NAME 4303601

NOTE: IT IS NECESSARY TO REQUEST THE UTILITY TO UPGRADE THE EXISTING 1 PH LINE TO 3PH LINE AND EXTEND THE LINE TO THE NEW POI.

CONNECTION CABLE SECTION: 3 - 1/C # 2/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV UNDERGROUND LENGTH: 1,674 FT/PHASE CABLE

PROPOSED CRUSHED STONE ACCESS ROAD SEE DETAIL SHEET C-600 (2.27 AC)

PROPOSED CONTINUATION OF 60' R.O.W.

PROPOSED APPROXIMATE LOCATION OF STAGING AREA

PROPOSED EQUILIBRIUM CULVERT FOR STREAM CROSSING

PROPOSED UTILITY POLE

PROPOSED OVERHEAD UTILITY LINE

PROPOSED EQUILIBRIUM CULVERT FOR STREAM CROSSING

PROPOSED EQUILIBRIUM CULVERT FOR STREAM CROSSING

PROPOSED 8' TALL DEER FENCE, TYP. SEE DETAIL SHEET C-600

CUSTOMER TRANSFORMER 3.15 MVA

3 MW AC INVERTER PAD, SEE DETAIL SHEET C-600

INVERTER MANUFACTURER: SUNGROW MODEL: SG3150UD-MV NUMBER OF INVERTERS: 1 SIZE OF EACH INVERTER: 3,000 KW (LIMITED)

PANEL MANUFACTURER: HANWHA NUMBER OF MODULES: 6,048 MODULE MODEL: Q.PEAK DUOXL-G11.3 / BFG 585 WP

PROPOSED SEEDING AREA, SEE SHEET C-500



Draft #: 1 Date: 4/8/2024

Approved Date: _____

Decommissioning Plan

North Triphammer Road

Project #1 and #2

Project #1 - SBL: #144-1-1.2 5MW Solar Facility

Project #2 - SBL#: 44-1-3.3 3MW Solar Facility

Prepared for:

Town of Lansing

Tompkins County, New York

Prepared by:

NY Lansing I, LLC & NY Lansing II, LLC

P.O. Box 384

Callicoon NY, 12783

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- 2.1 Project Information 5
- 3. Decommissioning of the Solar Facility 5
- 4.1 Equipment Dismantling and Removal 6
- 4.2 Environmental Effects..... 6
- 4.3 Site Restoration..... 6
- 4.4 Managing Materials and Waste 7
- 4.6 Decommissioning Notification..... 7
- 4.7 Approvals..... 7
- 5. Cost of Decommissioning and Responsibility of Removal..... 7

1. Introduction

#1: NY Lansing I, LLC & #2: NY Lansing II, LLC (“Project Owner”), an affiliate of Delaware River Solar, LLC, proposes to build a photovoltaic (PV) solar facility (“Solar Facility”) at North Triphammer Road in the Town of Lansing (“Town”) under New York State’s Community Solar initiative. The Solar Facility is planned to have a nameplate capacity of approximately 5MW ac (MW) from Project #1 and 3MW ac from Project #2, to be constructed on private land (“Project Site”) leased by the Project Owner from the property owner (“Property Owner”).

This Decommissioning Plan (“Plan”) is being submitted to the Town as part of the application with respect to Town of Lansing Local Law #3 of 2020 Section 802.18 (“Solar Law”). The Solar Facility is considered a Solar Energy Facility as set forth in the Solar Law. The decommissioning requirement of the Solar Law reads as follows:

The decommissioning requirement for a Solar Facility set forth in §802.18.14 of the Solar Law read as follows:

“802.18.14 Abandonment and Decommissioning. A Decommissioning Plan shall be submitted with each Application in accordance with § 802.21 of this Chapter. Approval of the Decommissioning Plan by the Town Planning Board shall be required, including under Site Plan review. Removal of Solar Energy Facilities must be completed in accordance with the Decommissioning Plan. If the Solar Energy Facility is not decommissioned after being considered abandoned, the municipality may remove the system and restore the property and impose a lien on the property to cover these costs to the municipality.

802.21.1 A Decommissioning Plan shall, at a minimum, contain the following elements and meet the following requirements.

- i. Specify when and what constitutes an event requiring decommissioning, including abandonment of the facility. In all cases the lack of production for 6 months (or for 12 of any 18 months) and the violation of any site plan conditions, the lack of a current permit or violation of permit conditions, including but not limited to maintenance of any required decommissioning bond or security, shall be an event requiring decommissioning.*
- ii. Specify the form and type of notice required to the Town in the event of any decommissioning, sale, transfer, partial transfer, assignment, or occurrence of any event which may result in an act or partial order requiring partial or complete decommissioning of the site.*
- iii. The means and methods by which utility interconnections will be removed and permitted by the utility provider, as well as all electrical and other safety precautions undertaken during removal.*
- iv. All decommissioning and restoration activities shall be completed within 150 days of the date decommissioning was ordered or required, including under the plan.*
- v. Demonstrate the removal of all Solar Panels, Battery Energy Storage Systems, wind turbines, electrical appurtenances, Towers, structures, equipment, security*

barriers and transmission lines.

- vi. Demonstrate the minimization of disruption to field drains and soils, and the remediation of drains and soils, including stabilization and revegetation of any sites or disturbances, including as minimize erosion. Decompaction of soils to 18 inches and removal of any installed materials to 4 feet is required. The Planning Board may allow the owner or operator to leave landscaping or designated belowgrade foundations in place to minimize erosion and disruption to vegetation in a proper case, but generally all of the New York Department of Agriculture and Markets' Guidelines for Agricultural Mitigation for Wind Power Projects or Solar Energy Projects, as applicable, shall be adhered to in any plan.*
- vii. Specify disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations, including the removal of any damaged or contaminated soils. No designation of any facilities by a 'beneficial use declaration' shall be permitted to vary this clean-up and remediation/ disposal rule.*
- viii. Include an expected timeline for execution, together with a cost estimate detailing the projected cost of executing the Decommissioning Plan, duly prepared and sealed by a Professional Engineer. Cost estimations must take inflation into account over the expected life of project, and have a mechanism to ensure the periodic updating and securitization of decommissioning costs."*

This Plan provides an overview of activities that will occur during the decommissioning phase of the Solar Facility, including activities related to the restoration of land, management of materials and waste, and responsibility of removal.

The Solar Facility is expected to have a useful life of thirty (30) years.

This Plan assumes the Solar Facility will be dismantled, and the Project Site restored to a state similar to its pre-construction condition, at the thirty (30) year anniversary of the Solar Facility's commercial operation date ("Expected Decommissioning Date"). This Plan also covers the case of the abandonment of the Solar Facility, for any reason, prior to the Expected Decommissioning Date.

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

- Photovoltaic (PV) modules, module racking and supports
- Inverter units, substation, transformers, and other electrical equipment, including wiring cables
- Access roads and perimeter fence
- Inverter pad concrete foundations.

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

2. The Proponent

The Project Owner will manage and coordinate the decommissioning process. The Project Owner will obtain all necessary regulatory approvals that may vary depending on the jurisdiction, project capacity, and site location. The Project Owner will be committed to the safety, health, and welfare of the hosting community.

The conditions and obligations of this Plan shall be bound upon the Project Owner, it heirs, executors, administrators, successors or assigns.

Contact information for the proponent is as follows through the permitting process. An agent of the project company will be identified prior to construction of the Solar Facility:

- Company:** NY Lansing I, LLC & NY Lansing II, LLC
- Contact:** Mollie Messenger
- Address:** PO Box 384 Callicoon, NY 12723
- Telephone:** 845-800-8914
- Email:** mollie.messenger@delawareriversolar.com

2.1 Project Information

- Address:** North Triphammer Road, Lansing
- Tax ID:** Project #1 - SBL: #144-1-1.2 Project #2 - SBL#: 44-1-3.3
- Project Size:** Project #1 - 5MW ac and Project #2 – 3MW ac
- Property Owner:** John, James, Julie Young & Susan Barnett
- Site Agreement:** Contract of Sale for Delaware River Solar Real Estate, LLC to acquire the site

3. Decommissioning of the Solar Facility

At the time of decommissioning, the installed components will be removed, reused, disposed of, and recycled, where possible. All removal of equipment will be done in accordance with any applicable laws and regulations, including without limitation, the local laws of the Town applicable to solar energy systems, and manufacturer recommendations. All applicable permits will be acquired.

The decommissioning process of the Solar Facility may commence for the following reasons:

- (a) Project Owner provides written notice to the Town of its intent to retire or decommission the Project (“Owner Decommissioning Notice”) for any reason, including the Solar Facility is damaged and will not be repaired or replaced,
- (b) the Solar Facility ceases to be operational for more than twelve (12) consecutive months, or
- (c) the expiration of the lease agreement with the Property Owner. In event the Project Owner fails to decommission the Solar Facility within three hundred sixty (360) days after providing Owner Decommissioning Notice or fails to respond with a reasonable explanation for cessation of operation of the Project within 60 days of the Town Decommissioning Notice, the Town may commence the decommissioning of the Project. The Town shall provide Project Owner sixty (60) days written notice

(“Town Decommissioning Notice”) prior to the commencement of any decommissioning of the Solar Facility by the Town. For the purposes of this Agreement, “ceases to be operational” shall mean no generation of electricity, other than due to repairs to the Project or causes beyond the reasonable control of the Project Owner.

4.1 Equipment Dismantling and Removal

Generally, decommissioning of a Solar Facility proceeds in the reverse order of the installation.

1. The Solar Facility shall be disconnected from the utility power grid.
2. PV modules shall be disconnected, collected, and disposed at an approved solar module recycler or reused / resold on the market.
3. All aboveground and underground electrical interconnection and distribution cables shall be removed and disposed off-site at an approved facility.
4. Galvanized steel PV module support and racking system support posts shall be removed and disposed off-site at an approved facility.
5. Electrical and electronic devices, including transformers and inverters shall be removed and disposed off-site by at approved facility.
6. Concrete foundations shall be removed and disposed off-site at an approved facility.
7. Fencing shall be removed and will be disposed off-site by at approved facility.

4.2 Environmental Effects

Decommissioning activities, particularly the removal of project components, could result in environmental effects similar to those of the construction phase. For example, there is the potential for disturbance (erosion/sedimentation) to adjacent watercourses or significant natural features. Mitigation measures similar to those employed during the construction phase of the Solar Facility will be implemented. These will remain in place until the site is stabilized to mitigate erosion and silt/sediment runoff and any impacts on the significant natural features or water bodies, if any, located adjacent to the Project Site.

Road traffic will temporarily increase due to the movement of decommissioning crews and equipment. There may be an increase in particulate matter (dust) in adjacent areas during the decommissioning phase. Decommissioning activities may lead to temporary elevated noise levels from machinery and an increase in trips to the Project Site. Work will be undertaken during daylight hours and conform to any applicable restrictions.

4.3 Site Restoration

Through the decommissioning phase, the Project Site will be restored to as natural a condition as possible within one year of removal and as close to its original state as reasonably possible. All project components (see Appendix 1) will be removed. Rehabilitated lands will be seeded with a low-growing species to help stabilize soil conditions, enhance soil structure, and increase soil fertility. After decommissioning, the Project Site will be primarily meadows with soil conditions in an improved state for agricultural use by allowing the land time to fallow over the life of the Project.

4.4 Managing Materials and Waste

During the decommissioning phase a variety of excess materials and wastes (see listed in Appendix 1) will be generated. Most of the materials used in a Solar Facility are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements. Any remaining materials will be removed and disposed of off-site at an approved facility. The Project Owner will establish policies and procedures to maximize recycling and reuse and will work with manufacturers, local subcontractors, and waste firms to segregate material to be disposed of, recycled, or reused.

The Project Owner will be responsible for the logistics of collecting and disposing or recycling the PV modules. Currently, some manufacturers and new companies are looking for ways to recycle and/or reuse solar modules when they have reached the end of their lifespan. Due to a recent increase in the use of solar energy technology, a large number of panels from a variety of projects will be nearing the end of their lifespan in 25-30 years. It is anticipated there will be more recycling options available for solar modules at that time. The Project Owner will dispose of the solar modules using best management practices at the time of decommissioning.

4.5 Decommissioning During Construction or Abandonment Before Maturity

In case of abandonment of the Solar Facility during construction or prior to the Expected Decommissioning Date, the same decommissioning procedures as for decommissioning after ceasing operation will be undertaken and the same decommissioning and restoration program will be honored. The Solar Facility will be dismantled, materials removed and disposed, the soil that was removed will be graded and the site restored to a state similar to its preconstruction condition.

4.6 Decommissioning Notification

Decommissioning activities may require the notification of stakeholders given the nature of the works at the Project Site. The local municipality will be notified prior to commencement of any decommissioning activities. Prior to decommissioning, Project Owner will update their list of stakeholders and notify appropriate municipalities of decommissioning activities. Federal, county, and local authorities will be notified as needed to discuss the potential approvals required to engage in decommissioning activities.

4.7 Approvals

Well-planned and well-managed renewable energy facilities are not expected to pose environmental risks at the time of decommissioning. Decommissioning of the Solar Facility will follow standards of the day. Project Owner will ensure that any required permits are obtained prior to decommissioning.

This Decommissioning Plan may be updated as necessary in the future to ensure that changes in technology and site restoration methods are taken into consideration.

5. Cost of Decommissioning and Responsibility of Removal

The current estimated costs indicated on Appendix 2 are the costs, that the contractor anticipates to install and commission the Solar Facility. During the Special Permit review process, the Project Owner will revise the estimated costs to the extent any site plan changes are made.

While the salvage value of valuable recyclable materials (aluminum, steel, etc.) is not factored into the decommissioning costs, the salvage value of such materials (determined on market rates at the time of salvage) is expected to be an amount that could substantially cover the estimated decommissioning cost.

APPENDIX I

Management of Excess Materials and Waste

Material / Waste	Means of Managing Excess Materials and Waste
PV Modules	If there is no possibility for reuse, the panels will either be returned to the manufacturer for appropriate disposal or will be transported to a recycling facility where the glass, metal and semiconductor materials will be separated and recycled.
Metal array mounting racks and steel supports	These materials will be disposed off-site at an approved facility.
Transformers and substation components	The small amount of oil from the transformers will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal. The substation transformer and step-up transformers in the inverter units will be transported off-site to be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards and best practices.
Inverters, fans, fixtures	The metal components of the inverters, fans and fixtures will be disposed of or recycled, where possible. Remaining components will be disposed of in accordance with the standards of the day.
Gravel (or other granular)	It is possible that the municipality may accept uncontaminated material without processing for use on local roads, however, for the purpose of this report it is assumed that the material will be removed from the project location by truck to a location where the materials can be processed for salvage. It is not expected that any such material will be contaminated.
Geotextile fabric	It is assumed that during excavation of the components, a large portion of the geotextile will be “picked up” and sorted at the reprocessing site. Geotextile fabric that is remaining or large pieces that can be readily removed from the excavated aggregate will be disposed of off-site at an approved disposal facility.
Concrete inverter/transformer Foundations	Concrete foundations will be broken down and transported by a certified and licensed contractor to a recycling or approved disposal facility.
Cables and wiring	The electrical line that connects the utility electrical grid to the point of common coupling will be disconnected and disposed of at an approved facility. Support poles, if made of untreated wood, will be chipped for reuse. Associated electronic equipment (isolation switches, fuses, metering) will be transported off-site to be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards and best practices.
Fencing	Fencing will be removed and recycled at a metal recycling facility.
Debris	Any remaining debris on the site will be separated into recyclables/residual wastes and will be transported from the site and managed as appropriate.

APPENDIX 2

Estimated Decommissioning Costs ⁽¹⁾ Project #1 5MW ac

Tasks	Estimated Cost (\$) ⁽¹⁾
Remove Panels	\$6,500
Remove Racking Wiring	\$6,000
Dismantle Racks	\$30,000
Remove and Load Electrical Equipment	\$4,000
Break up Concrete Pads	\$4,000
Remove Racks	\$20,000
Remove Cable	\$14,000
Remove Ground Screws and Power Poles	\$34,000
Remove Fence	\$10,000
Grading	\$7,500
Seed Disturbed Areas	\$2,000
Truck to Recycling Center	\$7,000
Administration	\$5,000
Decommissioning Cost – Current	\$150,000

(1) Does NOT include salvage value.

Estimated Decommissioning Costs ⁽¹⁾ Project #2 3MW ac

Tasks	Estimated Cost (\$) ⁽¹⁾
Remove Panels	\$3,900
Remove Racking Wiring	\$3,600
Dismantle Racks	\$18,000
Remove and Load Electrical Equipment	\$2,400
Break up Concrete Pads	\$2,400
Remove Racks	\$12,000
Remove Cable	\$8,400
Remove Ground Screws and Power Poles	\$20,400
Remove Fence	\$6,000
Grading	\$4,500
Seed Disturbed Areas	\$1,200
Truck to Recycling Center	\$4,200
Administration	\$3,000
Decommissioning Cost – Current	\$90,000

Total Estimated Decommissioning Costs ⁽¹⁾ Project #1 and #2

Tasks	Estimated Cost (\$) ⁽¹⁾
Remove Panels	\$10,400
Remove Racking Wiring	\$9,600
Dismantle Racks	\$48,000
Remove and Load Electrical Equipment	\$6,400
Break up Concrete Pads	\$6,400
Remove Racks	\$32,000
Remove Cable	\$22,400
Remove Ground Screws and Power Poles	\$54,400
Remove Fence	\$16,000
Grading	\$12,000
Seed Disturbed Areas	\$3,200
Truck to Recycling Center	\$11,200
Administration	\$8,000
Decommissioning Cost – Current	\$240,000

WETLAND DELINEATION REPORT

PREPARED FOR:

Delaware River Solar
140 East 45th Street (Suite 32B-1)
New York, New York 10017

PREPARED BY:



P.W. Grosser Consulting, Inc.
630 Johnson Avenue, Suite 7
Bohemia, New York, 11716
Phone: 631-589-6353
Fax: 631-589-8705

Stephen M. Gross, Senior Wetland Specialist
Issac White, Project Scientist

sgross@pwgrosser.com
iwhite@pwgrosser.com

PWGC Project Number: DRS2404



WETLAND DELINEATION REPORT
NORTH TRIPHAMMER ROAD, LANSING, NEW YORK 14850

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FIGURES

FIGURE 1	Site Location Map
FIGURE 2	Wetland Assessment Plan
FIGURE 3	National Wetlands Inventory Map
FIGURE 4	NYSDEC Environmental Mapper – State Regulated Freshwater Wetlands Map
FIGURE 5	NRCS Soils Map

APPENDICES

APPENDIX A	USACE Wetland Determination Data Forms
APPENDIX B	Site Photographs





1.0 INTRODUCTION

Delaware River Solar (Client) retained P.W. Grosser Consulting, Inc. (PWGC) to perform a Wetland Delineation and to prepare a Wetland Delineation Report for the two proposed solar project areas (hereafter referred to as the “Site”) located On North Triphammer Road, Lansing, New York. The two proposed solar project areas are 14.02 acres and 19.55 acres, respectively. The purpose of the Wetland Delineation was to demarcate the boundaries of potentially jurisdictional New York State Department of Environmental Conservation (NYSDEC) regulated freshwater wetlands protected under Article 24 of the Environmental Conservation Law (ECL), bodies of water such as rivers and streams protected under Article 15 of the ECL (informally known as the Stream Protection Act), and / or wetlands and water bodies classified as “Waters of the United States” (WOTUS) protected under the Federal Clean Water Act (CWA).

In March 2024, the Client retained PWGC to complete a Wetland Assessment and to prepare a Wetland Assessment Letter Report. The purpose of the Wetland Assessment was to provide supporting data pursuant to developing a site suitability plan for the potential development of a solar array and an access road. The assessment concluded that multiple areas of potential wetlands were identified onsite, and that a portion of the identified potential wetlands appeared to be contiguous with a large offsite wetland complex identified in the National Wetland Inventory (NWI). The identified onsite potential wetlands were identified as likely being non-jurisdictional under Army Corps of Engineers (ACOE) rules, but this determination must be made by the ACOE following the submission of a full delineation report. Multiple watercourses were also identified onsite in the form of drainageways contained in the hedgerows. The initial wetland assessment was conducted outside of the growing season, thereby limiting the precision of the identified wetland boundary and the affiliated jurisdictional interpretation, particularly with respect to vegetation analysis. This Wetland Delineation further investigates and expands on initial findings from that Wetland Assessment.

The Site is located on North Triphammer Road, Lansing, New York, identified as the tax parcels 44.-1-3.3 and 44.-1-1.2 on the Tompkins County Tax Map. A Site location map is included as **Figure 1**.

The Wetland Delineation was performed on the Site on June 12, 13, and 14, 2024. The Site was accessed from North Triphammer Road. **Figure 2** shows the limits of the investigation, as well as the approximate locations and extents of the identified potentially jurisdictional wetlands and water bodies. The delineated wetland boundaries are pending survey location for the preparation of a final wetland delineation map.





2.0 SUMMARY OF FINDINGS

A Wetland Delineation was performed at the Site on June 12, 13, and 14, 2024. No jurisdictional wetlands and water bodies had been previously identified onsite. The closest previously mapped jurisdictional wetlands and water bodies were a Class C tributary of Cayuga Lake and a 29-acre Class 2 mapped NYSDEC regulated freshwater wetland complex which lie approximately 1/3 mile southeast and a 1/2 mile east from the southeastern Site boundary, respectively. An NWI mapped 13.14-acre freshwater forested / shrub wetland complex also lies directly adjacent to, and partially extending into, the southeastern boundary of the Site. Potentially jurisdictional wetlands and / or water bodies were identified within each of the two proposed solar project areas. Identified potentially jurisdictional wetlands were made up of two sets of drainageways in hedgerows bordered by freshwater scrub / shrub wetlands bisecting the center of the site from north to south, and one additional larger area of freshwater forested / shrub wetland in the southeast. Additional isolated presumed non-jurisdictional wetlands were identified onsite but were not delineated. The identified wetlands and water bodies on the Site do not appear to be directly associated with Traditional Navigable Waters and thus, do not appear to be Federal WOTUS wetlands and water bodies. New York State rivers and streams protected under Article 15 of the ECL were not identified within the Site. It should be noted that each of the identified potentially jurisdictional wetlands and water bodies were delineated up to the boundary of the Site but continue further offsite.

NWI mapped wetlands are shown in **Figure 3**. NYSDEC wetland maps are shown in **Figure 4**.





3.0 WETLAND DELINEATION METHODOLOGY

3.1 Wetland Delineation Methodology

Approximate wetland boundaries were collected using a Trimble Geo 7X GPS unit and identified using the routine on-site delineation method. (The flagged wetland boundaries will also be surveyed by a licensed surveyor at a later date.) This method utilizes the three-parameter approach (hydrophytic vegetation, hydric soils, and wetland hydrology) outlined in the 1987 Army Corps of Engineers (ACOE) Wetlands Delineation Manual. In accordance with the 1987 ACOE manual, under normal circumstances, hydrophytic (wetland) vegetation, hydric soils, and wetland hydrology must all be present for an area to be considered wetland.

Ten transects were established between the wetland areas and the adjacent upland areas to determine the wetland boundary and to provide supporting documentation. Vegetation, soil, and hydrologic data were collected at upland and wetland plots. Completed ACOE wetland determination data forms are included as **Appendix A** and a photograph log of the site is included as **Appendix B**.

Vegetation was sampled using the quadrat transect sampling procedure. Dominant plant species were determined for each vegetation stratum by visually estimating aerial coverage. Dominant plant species are defined as the most abundant plant species that, cumulatively totaled, exceed 50 percent of the total dominance measured for each stratum, plus any additional species comprising 20 percent or more of the total dominance measured.

Wetland indicator categories include: obligate wetland plants (OBL) which almost always occur in wetlands (~99% probability); facultative wetland plants (FACW) which usually occur in wetlands (~67% to 99% probability), but occasionally are found in non-wetlands; facultative plants (FAC) which are equally likely to occur in wetlands or non-wetlands (~34% to 66% probability); facultative upland plants (FACU) which usually occur in non-wetlands, but may be found in wetlands (~1% to 33% probability); and obligate upland plants (UPL) which almost always occur in upland (~99% probability). An area meets the vegetative criterion for Section 404 (USACOE) wetland when more than 50 percent of the dominant species in the plot are obligate wetland (OBL), facultative wetland (FACW), and/or facultative (FAC).

The USDA Natural Resource Conservation Service (NRCS) Soil Survey for Tompkins County was reviewed prior to conducting field sampling to determine if hydric soils were mapped on the Site. Soils were sampled in the field to a depth of at least 10 inches using a hand auger. Samples were examined for hydric soil characteristics such as gleying, mottling and low-chroma matrix color (Munsell color, 1988). Multiple soil samples were analyzed during the delineation to refine the wetland boundaries.





Field indicators of wetland hydrology were assessed during soil and vegetation sampling. Wetland hydrology indicators observed at the Site included saturation, surface water, wetland drainage patterns, hummocks/tussocks and stained leaves.

Wetlands were delineated in the field using alphanumerically labeled orange colored tape. The delineated wetland boundaries consist of six series labeled 'A, B, C, D, E, and F'. Findings were compared to National NWI mapped wetlands, and to NYSDEC mapped wetlands. The limits of the inspection area, as well as the identified approximate wetland boundaries within the areas inspected are depicted in the attached **Figure 2**.





4.0 DESCRIPTION OF SITE AND EXISTING WETLANDS

4.1 General Site Description

The Site primarily consists of fallow agricultural land with hedgerows and young forested / shrub areas. The Site can largely be divided between a large agricultural field to the north and three smaller agricultural fields to the south. The fields are separated by wide scrub-shrub hedgerows. Drainageways with relatively permanent flow were noted flowing through each of the hedgerows, including within the proposed solar array locations. The observed flow during the site visit was substantial and has been historically accommodated by the preservation of the hedgerows to provide a flow pathway, and by the installation of culverts under points of access between the agricultural fields. Based on observed soil conditions from samples within upland areas, and the very straight alignment of the parallel drainageways through the hedgerows, it appears that the wetlands on the Site were historically more extensive, but were manipulated and drained to create viable agricultural fields. To the east of the north field and three southern fields are young partially forested / shrub areas that appear to have not been put into agricultural use.

Wetlands were identified within each of the two proposed solar project areas. The drainageways within the two hedgerows which separate the three fields in the south (Map 44-1-3.3) are bounded by wetlands. The westernmost hedgerow was labeled in the field as Series 'A-B' (for the northern portion) and Series 'C-D' (for the southern portion. The Series 'C-D' wetland area is connected to and receives water via a culvert from the Series 'A-B' wetland area. In conjunction, these series extend from the northern Site boundary to the southern Site boundary. The flow direction of surface water in the Series A-B and C-D wetlands is north to south. The hedgerow to the east was labeled in the field as Series 'E' and extends from the northern Site boundary to the southern Site boundary. The flow direction of surface water also trends north to south in the E Series wetland. Both the A-B / C-D and E Series wetlands utilize culverts to direct surface flow under the pathway between the south fields. The Series 'F' wetland boundary denotes the western edge of the forested / shrub wetland that occupies the majority of the southeastern portion of the property. This boundary extends from the northern Site boundary to the southern Site boundary. The flow direction of surface water in this area trends northwest to southeast towards the adjacent NWI-mapped wetland complex with which this series of wetlands is contiguous. The majority of delineated wetland boundaries were within scrub/shrub vegetation. A portion of the D, E, and F Series wetland boundaries were within wet meadows and forested / shrub wetlands.

4.2 Vegetation

Common woody species observed in onsite upland areas include White Pine (Pinus Stroba FACU), Multiflora Rose (Rosa multiflora FACU), Morrow's Honeysuckle (Lonicera morrowii FACU), Common Privet (Ligustrum vulgare FACU) and Buckthorn (Rhamnus cathartica FAC). Herbaceous species present in





onsite upland areas generally consist of Meadow Buttercup (*Ranunculus acris* FAC), Canada Goldenrod (*Solidago canadensis* FACU) and Yorkshire Fog (*Holcus lanatus* FACU).

Common woody species observed in the onsite wetlands include American Elm (*Ulmus americana* FACW), Green Ash (*Fraxinus pennsylvanica* FACW), and Grey Dogwood (*Cornus racemosa* FAC). Common herbaceous species in the onsite wetlands include Tussock Sedge (*Carex stricta* OBL) Sensitive Fern (*Onoclea sensibilis* FACW), Giant Goldenrod (*Solidago gigantea* FACW), Orange Jewelweed (*Impatiens capensis* FACW), and Fox Sedge (*Carex vulpinoidea* FACW). Photos and descriptions of observed communities of vegetation are included in **Appendices A and B**.

4.3 Soils

The NRCS Soil Survey shows the following soil types mapped on the Site.

- Bath and Valois soils, 5 to 15 percent slopes
- Chippewa and Alden soils, 0 to 8 percent slopes
- Iliion silty clay loam, 0 to 2 percent slopes
- Langford channery silt loam, 2 to 8 percent slopes
- Lordstown channery silt loam, 5 to 15 percent slopes
- Lordstown, Tuller, and Ovid soils, shallow and very shallow, 0 to 15 percent slopes
- Tuller channery silt loam, 0 to 6 percent slopes

Soils within the area of investigation fall into Hydrologic Rating Groups 'C' and 'D'. Group C Soils have a slow infiltration rate when thoroughly wet. These soils consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission. Group D Soils have a very slow infiltration rate (high runoff potential) when thoroughly wet. These soils consist chiefly of clays that have a high shrink-swell potential, soils that have a high-water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission. A NRCS Soils Map and Soil Type Description are included as **Figure 5**.

4.4 Watershed and Site Hydrology

The project Site is in the Willow Creek-Cayuga Lake watershed (USGS Cataloging Unit: HUC 0414.02011103).

Surface water predominantly flows across the Site in a north to south direction or northwest to southeast direction. Surface saturation was observed within drainage channels and within localized topographic depressions. The area of investigation does not contain previously mapped NYSDEC classified and named





streams, mapped NYSDEC regulated freshwater wetlands, or mapped federal NWI wetlands. The closest previously mapped jurisdictional wetlands and water bodies were a Class C tributary of Cayuga Lake and a 29-acre Class 2 mapped NYSDEC regulated freshwater wetland complex which lie approximately 1/3 mile southeast and a 1/2 mile east from the southeastern Site boundary, respectively.

Soil physical properties, localized surface topography, contribute to wetland formation on the Site. Localized topography was observed to be the most reliable indicator of the potential for wetland formation on the Site. Wetland hydrology indicators observed on the Site included saturated soils, flowing/standing water, elevated tree roots, stained leaves, hummocks/tussocks and wetland drainage patterns.

5.0 CONCLUSIONS AND RECOMMENDATIONS

While wetlands are present within the proposed 14.02-acre and 19.55-acre solar project areas, it does not appear that these wetlands would be regulated as jurisdictional federal WOTUS. Wetlands and water bodies on the Site do not appear to be directly connected to Traditional Navigable Waters as defined in the recent Sackett v. EPA Supreme Court decision. However, this determination must be made by the ACOE after submission of a full delineation report.

New York State rivers and streams protected under Article 15 of the ECL were also not identified within the Site. However, as noted, the watercourses within the hedgerows serve a function to drain the existing fields. Whether or not they are eventually determined to be regulated, it is important to future development of the Site that this function is preserved.

Regards,
P.W. GROSSER CONSULTING

Stephen M. Gross
Senior Wetlands Specialist





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March 2023 Wetland Assessment Report by P.W. Grosser Consulting



FIGURES





P.W. Grosser Consulting, Inc.

630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgros.com

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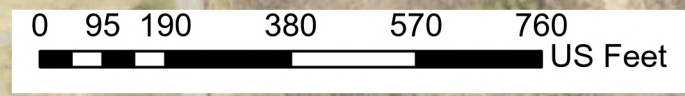
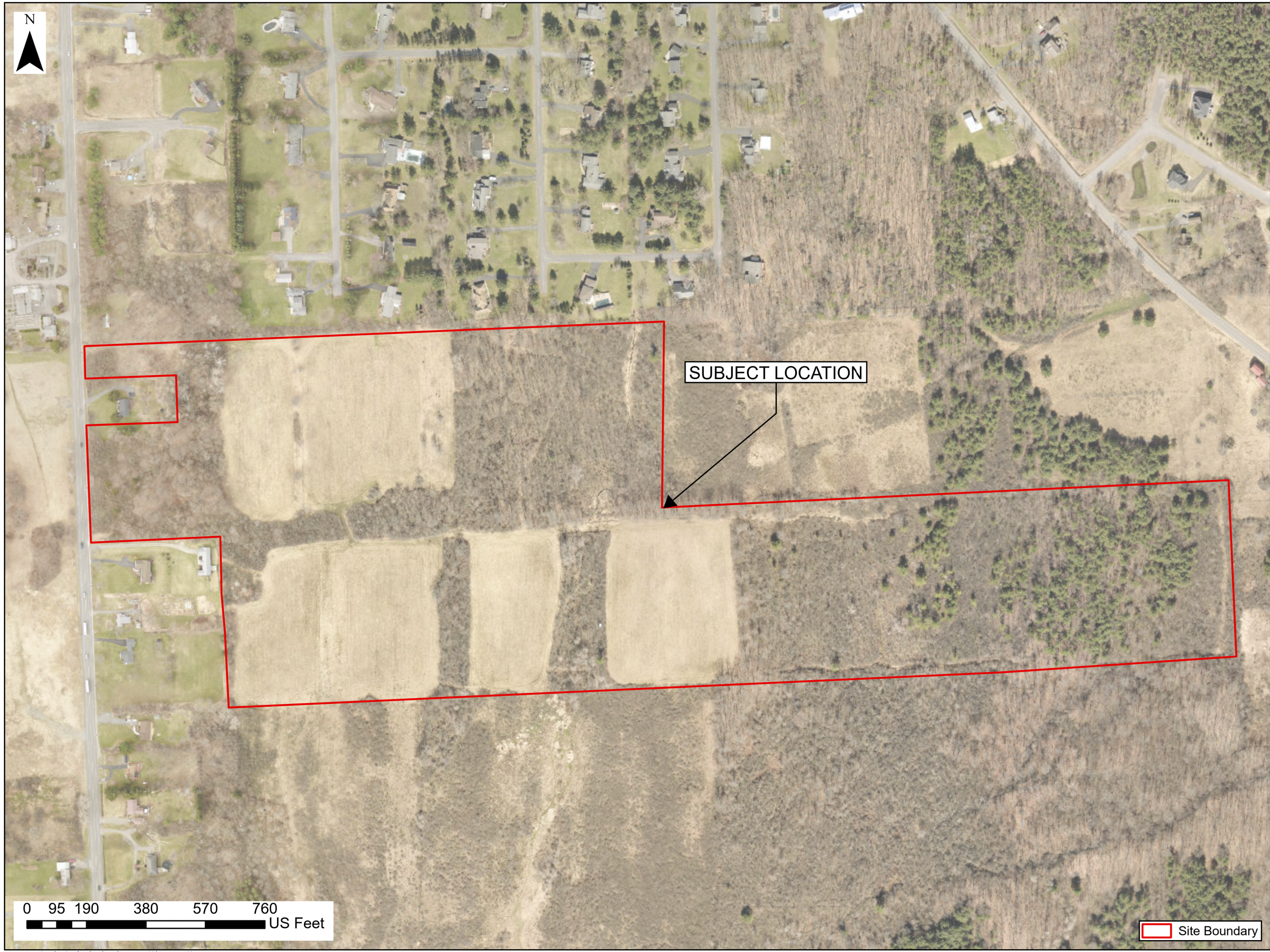
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Date:	3/19/2024	Drawn by:	KM
Scale:	AS SHOWN	Approved by:	UC

SITE LOCATION

North Triphammer Road
Lansing, NY 14882

FIGURE NO:

1



Site Boundary



P.W. Grosser Consulting, Inc.

630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
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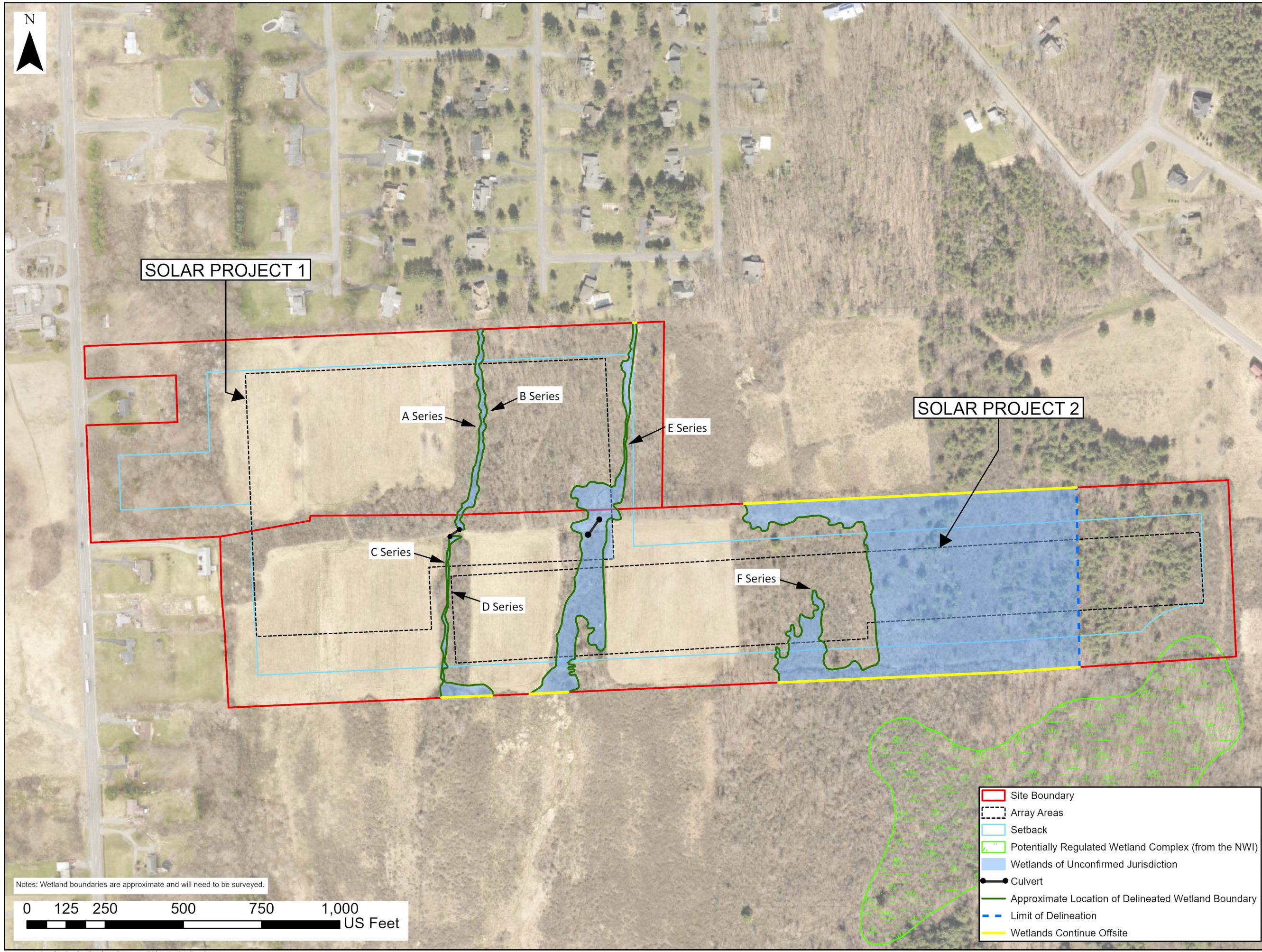
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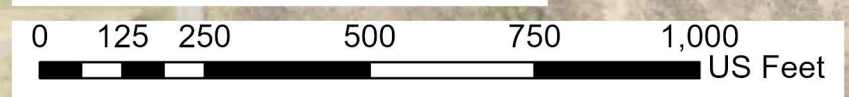
WETLAND DELINEATION PLAN

North Triphammer Road
Lansing, NY 14882

FIGURE NO:
2



Notes: Wetland boundaries are approximate and will need to be surveyed.





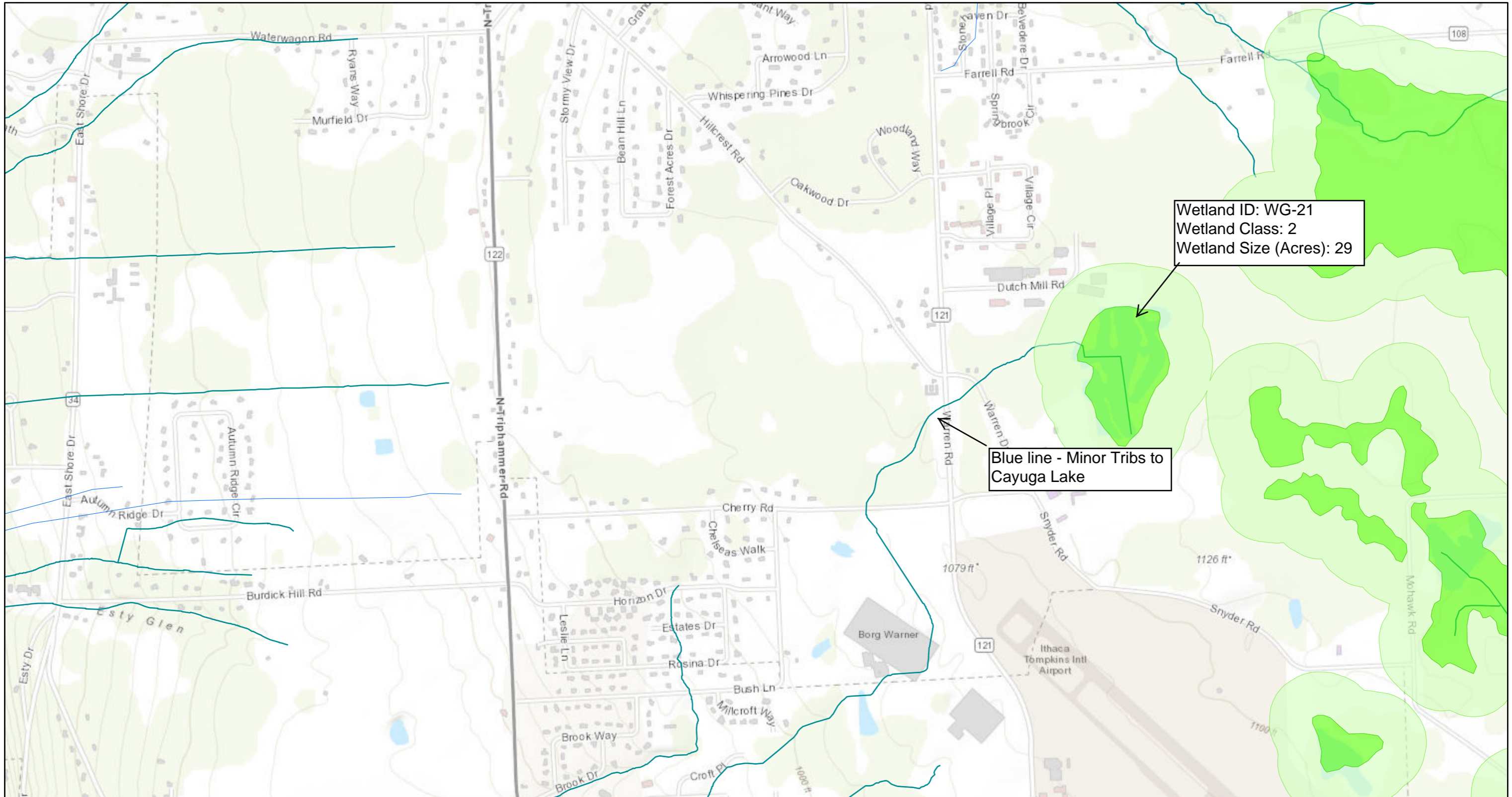
June 25, 2024

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
|  | Freshwater Pond |  | Riverine |  | Riverine |

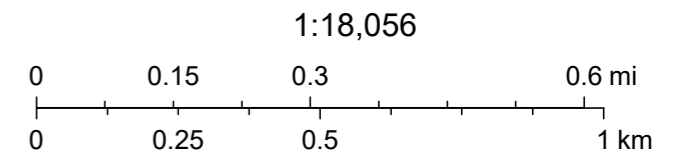
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

North Triphammer Road



June 25, 2024

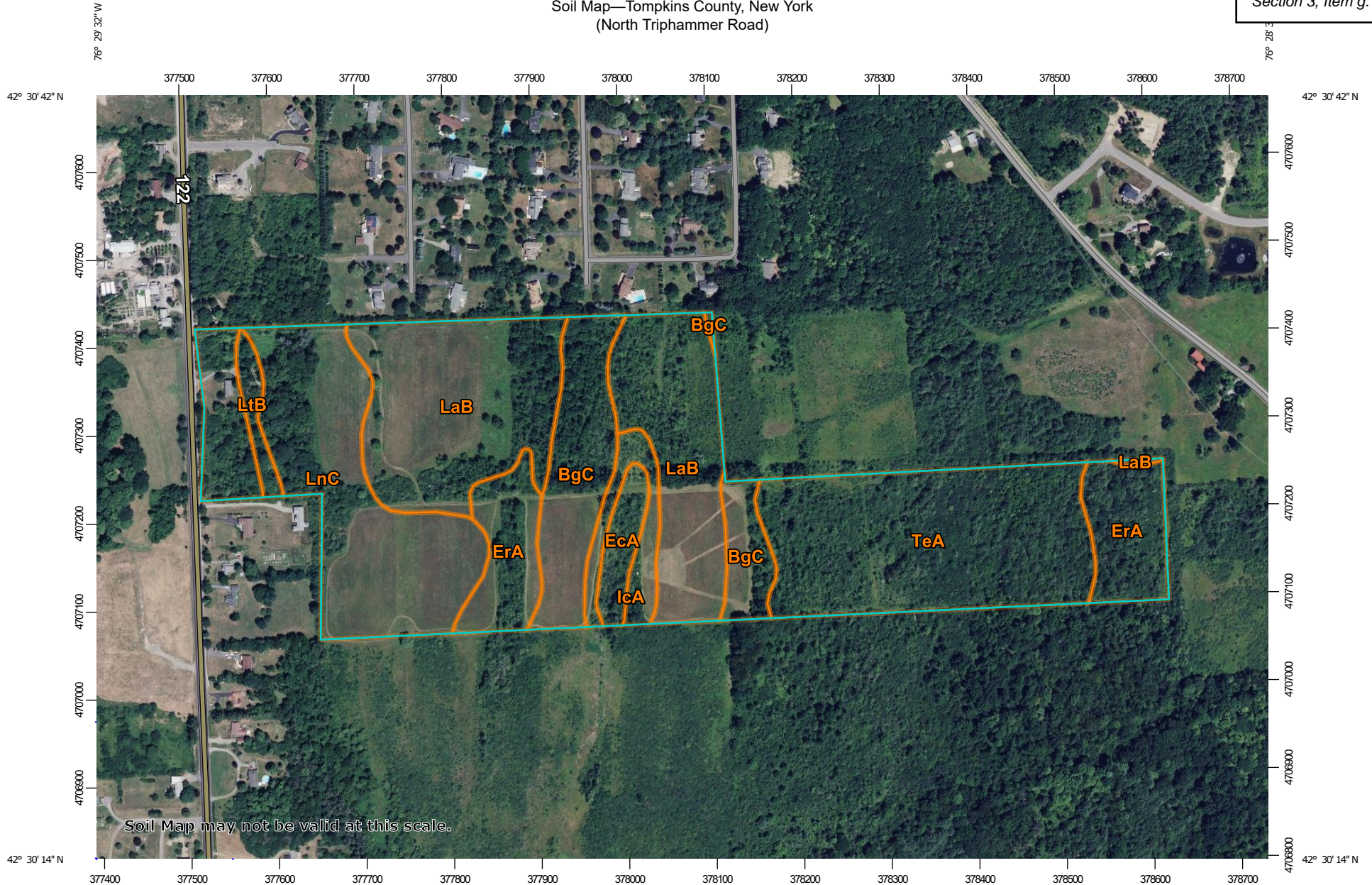
- Waterbody Classifications for Rivers/Streams
- Waterbody Classifications for Lakes
- Waterbody Inventory/Priority Waterbodies List
 - Lakes and Reservoirs
 - Estuaries
 - Rivers and Streams
 - Shorelines
- State Regulated Freshwater Wetlands (Outside of the Adirondack Park)



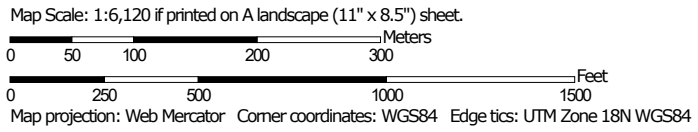
County of Tompkins, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Soil Map—Tompkins County, New York
(North Triphammer Road)

Section 3, Item g.




Soil Map may not be valid at this scale.





MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils




 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tompkins County, New York
Survey Area Data: Version 19, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2020—Oct 1, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgC	Bath and Valois soils, 5 to 15 percent slopes	7.5	11.2%
EcA	Chippewa and Alden soils, 0 to 8 percent slopes	1.5	2.3%
ErA	Erie-Chippewa channery silt loams, 0 to 3 percent slopes	6.7	10.1%
IcA	Ilion silty clay loam, 0 to 2 percent slopes	2.1	3.2%
LaB	Langford channery silt loam, 2 to 8 percent slopes	19.0	28.4%
LnC	Lordstown channery silt loam, 5 to 15 percent slopes	14.4	21.6%
LtB	Lordstown, Tuller, and Ovid soils, shallow and very shallow, 0 to 15 percent slopes	0.9	1.4%
TeA	Tuller channery silt loam, 0 to 6 percent slopes	14.6	21.8%
Totals for Area of Interest		66.7	100.0%

APPENDICES



U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/13/24
Applicant/Owner: DRS State: NY Sampling Point: A/B - 14 (A)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 43 30' 32" Long: 76 29' 12" Datum: NAVD 88
Soil Map Unit Name: Langford channery silt loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:	Wetland Hydrology Present? Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 70B-11 (7)

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Fraxinus pennsylvanica</u>	<u>15</u>	<u>Yes</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	<u>15</u> =Total Cover		
Sapling/Shrub Stratum (Plot size: <u>10</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. <u>Rhamnus cathartica</u>	<u>10</u>	<u>No</u>	<u>FAC</u>
3. <u>Lonicera morrowii</u>	<u>60</u>	<u>Yes</u>	<u>FACU</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	<u>70</u> =Total Cover		
Herb Stratum (Plot size: <u>5</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Impatiens capensis</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Rubus allegheniensis</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>15</u> =Total Cover		
Woody Vine Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>20</u>	x 2 = <u>40</u>
FAC species <u>10</u>	x 3 = <u>30</u>
FACU species <u>70</u>	x 4 = <u>280</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>350</u> (B)
Prevalence Index = B/A = <u>3.50</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-14	10YR 3/2	100					Loamy/Clayey	
14-21	10YR 3/2	95	5YR 5/6	5	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Mesic Spodic (A17) (MLRA 144A, 145, 149B) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B) <input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B) <input type="checkbox"/> High Chroma Sands (S11) (LRR K, L) <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8) <input type="checkbox"/> Marl (F10) (LRR K, L) <input type="checkbox"/> Red Parent Material (F21) (MLRA 145)	Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L) <input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L) <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R) <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B) <input type="checkbox"/> Red Parent Material (F21) (outside MLRA 145) <input type="checkbox"/> Very Shallow Dark Surface (F22) <input type="checkbox"/> Other (Explain in Remarks)
---	--	---

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/13/24
Applicant/Owner: DRS State: NY Sampling Point: A/B - 14 (B)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 43 30' 32" Long: 76 29' 11" Datum: NAVD 88
Soil Map Unit Name: Langford channery silt loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) <input checked="" type="checkbox"/> Surface Water (A1) _____ Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) _____ Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) _____ Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) _____ Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) _____ Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
---	---

Field Observations: Surface Water Present? Yes <u>X</u> No _____ Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 7B-11(B)

<u>Tree Stratum</u> (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
<u>Sapling/Shrub Stratum</u> (Plot size: <u>10</u>)			
1. <u>Rhamnus cathartica</u>	10	Yes	FAC
2. <u>Lonicera morrowii</u>	10	Yes	FACU
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
<u>Herb Stratum</u> (Plot size: <u>5</u>)			
1. <u>Impatiens capensis</u>	30	Yes	FACW
2. <u>Onoclea sensibilis</u>	20	Yes	FACW
3. <u>Solidago gigantea</u>	30	Yes	FACW
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	_____ =Total Cover		
<u>Woody Vine Stratum</u> (Plot size: <u>20</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>80</u>	x 2 = <u>160</u>
FAC species <u>10</u>	x 3 = <u>30</u>
FACU species <u>10</u>	x 4 = <u>40</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>230</u> (B)
Prevalence Index = B/A = <u>2.30</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 3/1	100					Loamy/Clayey	
6-21	10YR 4/2	90	10YR 6/6	10	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

<p>Hydric Soil Indicators:</p> <p><input type="checkbox"/> Histosol (A1)</p> <p><input type="checkbox"/> Histic Epipedon (A2)</p> <p><input type="checkbox"/> Black Histic (A3)</p> <p><input type="checkbox"/> Hydrogen Sulfide (A4)</p> <p><input type="checkbox"/> Stratified Layers (A5)</p> <p><input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)</p> <p><input type="checkbox"/> Thick Dark Surface (A12)</p> <p><input type="checkbox"/> Mesic Spodic (A17)</p> <p>(MLRA 144A, 145, 149B)</p> <p><input type="checkbox"/> Sandy Mucky Mineral (S1)</p> <p><input type="checkbox"/> Sandy Gleyed Matrix (S4)</p> <p><input type="checkbox"/> Sandy Redox (S5)</p> <p><input type="checkbox"/> Stripped Matrix (S6)</p>	<p><input type="checkbox"/> Dark Surface (S7)</p> <p><input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)</p> <p><input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)</p> <p><input type="checkbox"/> High Chroma Sands (S11) (LRR K, L)</p> <p><input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L)</p> <p><input type="checkbox"/> Loamy Gleyed Matrix (F2)</p> <p><input checked="" type="checkbox"/> Depleted Matrix (F3)</p> <p><input type="checkbox"/> Redox Dark Surface (F6)</p> <p><input type="checkbox"/> Depleted Dark Surface (F7)</p> <p><input type="checkbox"/> Redox Depressions (F8)</p> <p><input type="checkbox"/> Marl (F10) (LRR K, L)</p> <p><input type="checkbox"/> Red Parent Material (F21) (MLRA 145)</p>	<p>Indicators for Problematic Hydric Soils³:</p> <p><input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)</p> <p><input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)</p> <p><input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)</p> <p><input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)</p> <p><input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)</p> <p><input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)</p> <p><input type="checkbox"/> Red Parent Material (F21) (outside MLRA 145)</p> <p><input type="checkbox"/> Very Shallow Dark Surface (F22)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
---	--	--

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes No _____

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/13/24
Applicant/Owner: DRS State: NY Sampling Point: A/B - 14 (C)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 43 30' 32" Long: 76 29' 10" Datum: NAVD 88
Soil Map Unit Name: Langford channery silt loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Microtopographic Relief (D4)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Aquatic Fauna (B13)	
<input type="checkbox"/> Marl Deposits (B15)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:	Wetland Hydrology Present? Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 7B-11(G)

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Sapling/Shrub Stratum (Plot size: <u>10</u>)			
1. _____			
2. <u>Rhamnus cathartica</u>	<u>10</u>	<u>No</u>	<u>FAC</u>
3. <u>Lonicera morrowii</u>	<u>55</u>	<u>Yes</u>	<u>FACU</u>
4. <u>Ligustrum vulgare</u>	<u>10</u>	<u>No</u>	<u>FACU</u>
5. _____			
6. _____			
7. _____			
	<u>75</u> =Total Cover		
Herb Stratum (Plot size: <u>5</u>)			
1. <u>Impatiens capensis</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Solidago rugosa</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Parthenocissus quinquefolia</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>
4. <u>Ranunculus acris</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			
12. _____			
	<u>25</u> =Total Cover		
Woody Vine Stratum (Plot size: <u>20</u>)			
1. _____			
2. _____			
3. _____			
4. _____			
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>10</u>	x 2 = <u>20</u>
FAC species <u>20</u>	x 3 = <u>60</u>
FACU species <u>70</u>	x 4 = <u>280</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>360</u> (B)
Prevalence Index = B/A = <u>3.60</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

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U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/13/24
Applicant/Owner: DRS State: NY Sampling Point: A/B - 29 (A)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 29" Long: 76 29' 12" Datum: NAVD 88
Soil Map Unit Name: Langford channery silt loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
--	---

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: ND 20 (V)

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Platanus occidentalis</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	<u>5</u> =Total Cover		
Sapling/Shrub Stratum (Plot size: <u>10</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Fraxinus pennsylvanica</u>	<u>5</u>	<u>No</u>	<u>FACW</u>
2. <u>Lonicera morrowii</u>	<u>60</u>	<u>Yes</u>	<u>FACU</u>
3. <u>Viburnum lentago</u>	<u>5</u>	<u>No</u>	<u>FAC</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	<u>70</u> =Total Cover		
Herb Stratum (Plot size: <u>5</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Impatiens capensis</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Prunella vulgaris</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Solidago gigantea</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>
4. <u>Solidago canadensis</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>25</u> =Total Cover		
Woody Vine Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>25</u>	x 2 = <u>50</u>
FAC species <u>10</u>	x 3 = <u>30</u>
FACU species <u>65</u>	x 4 = <u>260</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>340</u> (B)
Prevalence Index = B/A = <u>3.40</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

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Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 4/2	100					Loamy/Clayey	
8-21	10YR 5/3	90	7.5YR 5/6	10	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Red Parent Material (F21) (outside MLRA 145)
<input type="checkbox"/> Mesic Spodic (A17)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> (MLRA 144A, 145, 149B)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)	
<input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)	
<input type="checkbox"/> High Chroma Sands (S11) (LRR K, L)	
<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Marl (F10) (LRR K, L)	
<input type="checkbox"/> Red Parent Material (F21) (MLRA 145)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

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U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/13/24
Applicant/Owner: DRS State: NY Sampling Point: A/B - 29 (B)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 29" Long: 76 29' 11" Datum: NAVD 88
Soil Map Unit Name: Langford channery silt loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Hydic Soil Present? Yes <u>X</u> No _____	Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)			

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) <input checked="" type="checkbox"/> Surface Water (A1) _____ Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) _____ Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) _____ Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) _____ Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) _____ Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
---	---

Field Observations: Surface Water Present? Yes <u>X</u> No _____ Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: ND 20 (B)

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Sapling/Shrub Stratum (Plot size: <u>10</u>)			
1. <u>Rhamnus cathartica</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	<u>5</u> =Total Cover		
Herb Stratum (Plot size: <u>5</u>)			
1. <u>Leersia oryzoides</u>	<u>35</u>	<u>Yes</u>	<u>OBL</u>
2. <u>Galium palustre</u>	<u>20</u>	<u>Yes</u>	<u>OBL</u>
3. <u>Impatiens capensis</u>	<u>10</u>	<u>No</u>	<u>FACW</u>
4. <u>Cyperus eragrostis</u>	<u>10</u>	<u>No</u>	<u>FACW</u>
5. <u>Onoclea sensibilis</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>95</u> =Total Cover		
Woody Vine Stratum (Plot size: <u>20</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>55</u>	x 1 = <u>55</u>
FACW species <u>40</u>	x 2 = <u>80</u>
FAC species <u>5</u>	x 3 = <u>15</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>150</u> (B)
Prevalence Index = B/A = <u>1.50</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point ND-25 (07)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 4/1	100					Loamy/Clayey	
6-18	10YR 5/2	85	10YR 5/6	15	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils ³ :	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> High Chroma Sands (S11) (LRR K, L)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input checked="" type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Red Parent Material (F21) (outside MLRA 145)	
<input type="checkbox"/> Mesic Spodic (A17)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Very Shallow Dark Surface (F22)	
<input type="checkbox"/> (MLRA 144A, 145, 149B)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Marl (F10) (LRR K, L)		
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Red Parent Material (F21) (MLRA 145)		
<input type="checkbox"/> Stripped Matrix (S6)			

Restrictive Layer (if observed):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/13/24
Applicant/Owner: DRS State: NY Sampling Point: A/B - 29 (C)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 29" Long: 76 29' 11" Datum: NAVD 88
Soil Map Unit Name: Langford channery silt loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Microtopographic Relief (D4)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Aquatic Fauna (B13)	
<input type="checkbox"/> Marl Deposits (B15)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:	Wetland Hydrology Present? Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: ND 20 (G)

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Sapling/Shrub Stratum (Plot size: <u>10</u>)			
1. <u>Rosa multiflora</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>
2. <u>Lonicera morrowii</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>
3. <u>Ligustrum vulgare</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>
4. <u>Stellaria graminea</u>	<u>5</u>	<u>No</u>	<u>UPL</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	<u>45</u> =Total Cover		
Herb Stratum (Plot size: <u>5</u>)			
1. <u>Verbena urticifolia</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Ranunculus acris</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Solidago gigantea</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>
4. <u>Solidago canadensis</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>25</u> =Total Cover		
Woody Vine Stratum (Plot size: <u>20</u>)			
1. <u>Vitis riparia</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	<u>30</u> =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>10</u>	x 2 = <u>20</u>
FAC species <u>40</u>	x 3 = <u>120</u>
FACU species <u>45</u>	x 4 = <u>180</u>
UPL species <u>5</u>	x 5 = <u>25</u>
Column Totals: <u>100</u> (A)	<u>345</u> (B)
Prevalence Index = B/A = <u>3.45</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point ND-25 (07)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-14	10YR 3/2	100					Loamy/Clayey	
14-21	10YR 5/2	95	10YR 5/6	5	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

<p>Hydric Soil Indicators:</p> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Mesic Spodic (A17) (MLRA 144A, 145, 149B) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B) <input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B) <input type="checkbox"/> High Chroma Sands (S11) (LRR K, L) <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8) <input type="checkbox"/> Marl (F10) (LRR K, L) <input type="checkbox"/> Red Parent Material (F21) (MLRA 145)	<p>Indicators for Problematic Hydric Soils³:</p> <input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L) <input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L) <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R) <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B) <input type="checkbox"/> Red Parent Material (F21) (outside MLRA 145) <input type="checkbox"/> Very Shallow Dark Surface (F22) <input type="checkbox"/> Other (Explain in Remarks)
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³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<p>Restrictive Layer (if observed): Type: _____ Depth (inches): _____</p>	<p>Hydric Soil Present? Yes _____ No <u>X</u></p>
--	---

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/13/24
Applicant/Owner: DRS State: NY Sampling Point: D - 21 (A)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 23" Long: 76 29' 11" Datum: NAVD 88
Soil Map Unit Name: Erie-Chippewa channery silt loams NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Microtopographic Relief (D4)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Aquatic Fauna (B13)	
<input type="checkbox"/> Marl Deposits (B15)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:	Wetland Hydrology Present? Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 027

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Sapling/Shrub Stratum (Plot size: <u>10</u>)			
1. <u>Rhamnus cathartica</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Toxicodendron radicans</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	<u>10</u> =Total Cover		
Herb Stratum (Plot size: <u>5</u>)			
1. <u>Holcus lanatus</u>	<u>55</u>	<u>Yes</u>	<u>FACU</u>
2. <u>Ranunculus acris</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Solidago canadensis</u>	<u>5</u>	<u>No</u>	<u>FACU</u>
4. <u>Taraxacum officinale</u>	<u>5</u>	<u>No</u>	<u>FACU</u>
5. <u>Carex vulpinoidea</u>	<u>5</u>	<u>No</u>	<u>OBL</u>
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>90</u> =Total Cover		
Woody Vine Stratum (Plot size: <u>20</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>5</u>	x 1 = <u>5</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>30</u>	x 3 = <u>90</u>
FACU species <u>65</u>	x 4 = <u>260</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>355</u> (B)
Prevalence Index = B/A = <u>3.55</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present?

Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point 0210

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 4/2	100					Loamy/Clayey	
10-18	10YR 4/3	95	10YR 5/6	5	C	M	Loamy/Clayey	Distinct redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils³:	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)	
<input type="checkbox"/> Black Histic (A3)		<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> High Chroma Sands (S11) (LRR K, L)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Red Parent Material (F21) (outside MLRA 145)	
<input type="checkbox"/> Mesic Spodic (A17) (MLRA 144A, 145, 149B)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Very Shallow Dark Surface (F22)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F7)		
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Redox Depressions (F8)		
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Marl (F10) (LRR K, L)		
	<input type="checkbox"/> Red Parent Material (F21) (MLRA 145)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):	Hydric Soil Present? Yes ___ No <u>X</u>
Type: _____ Depth (inches): _____	

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/13/24
 Applicant/Owner: DRS State: NY Sampling Point: D - 21 (B)
 Investigator(s): S. Gross, I. White Section, Township, Range: _____
 Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
 Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 23" Long: 76 29' 11" Datum: NAVD 88
 Soil Map Unit Name: Erie-Chippewa channery silt loams NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) <u>X</u> Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
--	--

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>8</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SOIL

Sampling Point 0-21(B)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	5YR 3/1	100					Loamy/Clayey	
6-14	10YR 3/2	80	7.5YR 5/6	20	C	M	Loamy/Clayey	Prominent redox concentrations
14-21	10YR 5/2	80	7.5YR 5/6	20	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Mesic Spodic (A17)
- (MLRA 144A, 145, 149B)**
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- High Chroma Sands (S11) **(LRR K, L)**
- Loamy Mucky Mineral (F1) **(LRR K, L)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) **(LRR K, L)**
- Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils³:

- 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- Polyvalue Below Surface (S8) **(LRR K, L)**
- Thin Dark Surface (S9) **(LRR K, L)**
- Iron-Manganese Masses (F12) **(LRR K, L, R)**
- Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- Red Parent Material (F21) **(outside MLRA 145)**
- Very Shallow Dark Surface (F22)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes X No _____

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

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U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing/Tompkins Sampling Date: 6/13/2024
Applicant/Owner: DRS State: NY Sampling Point: D/C-4 (A)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): convex Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 27" Long: 76 29' 12" Datum: NAVD88
Soil Map Unit Name: Erie-Chippewa Channery Silt Loams NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)	
<u>Primary Indicators (minimum of one is required; check all that apply)</u>			
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)	
		<input type="checkbox"/> FAC-Neutral Test (D5)	

Field Observations:				Wetland Hydrology Present? Yes _____ No <u>X</u>
Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches):	_____	
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches):	_____	
Saturation Present? (includes capillary fringe)	Yes _____ No <u>X</u>	Depth (inches):	_____	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point:

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. <u>juglans nigra</u>	10	Yes	FACU
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
	10	=Total Cover	
Sapling/Shrub Stratum (Plot size: <u>10</u>)			
1. <u>lonicera morrowii</u>	35	Yes	FACU
2. <u>cornus racemosa</u>	15	No	FAC
3. <u>rhamnus cathartica</u>	30	Yes	FAC
4. <u>Rubus allegheniensis</u>	5	No	FACU
5. _____			
6. _____			
7. _____			
	85	=Total Cover	
Herb Stratum (Plot size: <u>5</u>)			
1. <u>Taraxacum officinale</u>	5	Yes	FACU
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			
12. _____			
	5	=Total Cover	
Woody Vine Stratum (Plot size: <u>20</u>)			
1. _____			
2. _____			
3. _____			
4. _____			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>45</u>	x 3 = <u>135</u>
FACU species <u>55</u>	x 4 = <u>220</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>355</u> (B)
Prevalence Index = B/A = <u>3.55</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No X

Remarks: (Include photo numbers here or on a separate sheet.)

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

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U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/13/24
Applicant/Owner: DRS State: NY Sampling Point: D/C - 4 (B)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 27" Long: 76 29' 12" Datum: NAVD 88
Soil Map Unit Name: Erie-Chippewa Channery Silt Loams NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)	
<u>Primary Indicators (minimum of one is required; check all that apply)</u>			
<input checked="" type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input checked="" type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)	
		<input checked="" type="checkbox"/> FAC-Neutral Test (D5)	

Field Observations:				Wetland Hydrology Present? Yes <u>X</u> No _____
Surface Water Present?	Yes <u>X</u>	No _____	Depth (inches): _____	
Water Table Present?	Yes <u>X</u>	No _____	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes <u>X</u>	No _____	Depth (inches): _____	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point:

<u>Tree Stratum</u> (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
<u>Sapling/Shrub Stratum</u> (Plot size: <u>10</u>)			
1. <u>Ligustrum vulgare</u>	10	Yes	FACU
2. <u>Cornus racemosa</u>	20	Yes	FAC
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	30 =Total Cover		
<u>Herb Stratum</u> (Plot size: <u>5</u>)			
1. <u>Impatiens capensis</u>	20	Yes	FACW
2. <u>Symphotrichum lanceolatum</u>	30	Yes	FACW
3. <u>Galium palustre</u>	20	Yes	OBL
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	70 =Total Cover		
<u>Woody Vine Stratum</u> (Plot size: <u>20</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>20</u>	x 1 = <u>20</u>
FACW species <u>50</u>	x 2 = <u>100</u>
FAC species <u>20</u>	x 3 = <u>60</u>
FACU species <u>10</u>	x 4 = <u>40</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>220</u> (B)
Prevalence Index = B/A = <u>2.20</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/13/24
Applicant/Owner: DRS State: NY Sampling Point: D/C - 4 (C)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 27" Long: 76 29' 12" Datum: NAVD 88
Soil Map Unit Name: Erie-Chippewa Channery Silt Loams NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Microtopographic Relief (D4)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Aquatic Fauna (B13)	
<input type="checkbox"/> Marl Deposits (B15)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:	Wetland Hydrology Present? Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point:

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Carya ovata</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
<u>10</u> =Total Cover			
Sapling/Shrub Stratum (Plot size: <u>10</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Ligustrum vulgare</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>
2. <u>Rhamnus cathartica</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Lonicera morrowii</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>
4. <u>Cornus racemosa</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
<u>75</u> =Total Cover			
Herb Stratum (Plot size: <u>5</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Geum canadense</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Taraxacum officinale</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>
3. <u>Ranunculus acris</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
<u>15</u> =Total Cover			
Woody Vine Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
_____ =Total Cover			

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>45</u>	x 3 = <u>135</u>
FACU species <u>55</u>	x 4 = <u>220</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>355</u> (B)
Prevalence Index = B/A = <u>3.55</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 3/2	100					Loamy/Clayey	
10-16	5Y 5/2	90	10YR 5/6	10	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Mesic Spodic (A17)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
- Thin Dark Surface (S9) (LRR R, MLRA 149B)
- High Chroma Sands (S11) (LRR K, L)
- Loamy Mucky Mineral (F1) (LRR K, L)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) (LRR K, L)
- Red Parent Material (F21) (MLRA 145)

Indicators for Problematic Hydric Soils³:

- 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- Polyvalue Below Surface (S8) (LRR K, L)
- Thin Dark Surface (S9) (LRR K, L)
- Iron-Manganese Masses (F12) (LRR K, L, R)
- Piedmont Floodplain Soils (F19) (MLRA 149B)
- Red Parent Material (F21) (outside MLRA 145)
- Very Shallow Dark Surface (F22)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes X No _____

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/14/24
Applicant/Owner: DRS State: NY Sampling Point: E-16 (A)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 25" Long: 76 29' 7" Datum: NAVD 88
Soil Map Unit Name: Ilion silty clay loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Microtopographic Relief (D4)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Aquatic Fauna (B13)	
<input type="checkbox"/> Marl Deposits (B15)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:	Wetland Hydrology Present? Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: _____

<u>Tree Stratum</u> (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
			_____ =Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>10</u>)			
1. <u>Lonicera morrowii</u>	<u>45</u>	<u>Yes</u>	<u>FACU</u>
2. <u>Rosa multiflora</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
			<u>65</u> =Total Cover
<u>Herb Stratum</u> (Plot size: <u>5</u>)			
1. <u>Solidago rugosa</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Hieracium caespitosum</u>	<u>5</u>	<u>Yes</u>	<u>UPL</u>
3. <u>Solidago canadensis</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>
4. <u>Taraxacum officinale</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>
5. <u>Fragaria vesca</u>	<u>5</u>	<u>Yes</u>	<u>UPL</u>
6. <u>Anthoxanthum odoratum</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>
7. <u>Ranunculus acris</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
			<u>45</u> =Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>20</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
			_____ =Total Cover

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 9 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 22.2% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>15</u>	x 3 = <u>45</u>
FACU species <u>85</u>	x 4 = <u>340</u>
UPL species <u>10</u>	x 5 = <u>50</u>
Column Totals: <u>110</u> (A)	<u>435</u> (B)
Prevalence Index = B/A = <u>3.95</u>	

- Hydrophytic Vegetation Indicators:**
- 1 - Rapid Test for Hydrophytic Vegetation
 - 2 - Dominance Test is >50%
 - 3 - Prevalence Index is ≤3.0¹
 - 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation¹ (Explain)
- ¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-18	10YR 2/2	100					Loamy/Clayey	
18-22	10YR 5/4	80	5YR 4/6	20	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

<p>Hydric Soil Indicators:</p> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Mesic Spodic (A17) (MLRA 144A, 145, 149B) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B) <input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B) <input type="checkbox"/> High Chroma Sands (S11) (LRR K, L) <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8) <input type="checkbox"/> Marl (F10) (LRR K, L) <input type="checkbox"/> Red Parent Material (F21) (MLRA 145)	<p>Indicators for Problematic Hydric Soils³:</p> <input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L) <input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L) <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R) <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B) <input type="checkbox"/> Red Parent Material (F21) (outside MLRA 145) <input type="checkbox"/> Very Shallow Dark Surface (F22) <input type="checkbox"/> Other (Explain in Remarks)
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<p>Restrictive Layer (if observed): Type: _____ Depth (inches): _____</p>	<p>Hydric Soil Present? Yes ____ No <u>X</u></p>
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Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/14/24
Applicant/Owner: DRS State: NY Sampling Point: E-16 (B)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 25" Long: 76 29' 7" Datum: NAVD 88
Soil Map Unit Name: Ilion silty clay loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)	
Primary Indicators (minimum of one is required; check all that apply)			
<input checked="" type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)	
		<input checked="" type="checkbox"/> FAC-Neutral Test (D5)	

Field Observations:				Wetland Hydrology Present? Yes <u>X</u> No _____
Surface Water Present?	Yes <u>X</u> No _____	Depth (inches):	_____	
Water Table Present?	Yes <u>X</u> No _____	Depth (inches):	_____	
Saturation Present? (includes capillary fringe)	Yes <u>X</u> No _____	Depth (inches):	_____	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point:

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: <u>20</u>)				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
				=Total Cover
Sapling/Shrub Stratum (Plot size: <u>10</u>)				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
				=Total Cover
Herb Stratum (Plot size: <u>5</u>)				
1.	<u>10</u>	No	FACU	
2.	<u>30</u>	Yes	FACW	
3.	<u>10</u>	No	FAC	
4.	<u>15</u>	Yes	OBL	
5.	<u>20</u>	Yes	FACW	
6.	<u>5</u>	No	FAC	
7.	<u>5</u>	No	FAC	
8.	<u>5</u>	No	FACU	
9.				
10.				
11.				
12.				
	<u>100</u>			=Total Cover
Woody Vine Stratum (Plot size: <u>20</u>)				
1.				
2.				
3.				
4.				
				=Total Cover

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

	Total % Cover of:		Multiply by:	
OBL species	<u>15</u>	x 1 =	<u>15</u>	
FACW species	<u>50</u>	x 2 =	<u>100</u>	
FAC species	<u>20</u>	x 3 =	<u>60</u>	
FACU species	<u>15</u>	x 4 =	<u>60</u>	
UPL species	<u>0</u>	x 5 =	<u>0</u>	
Column Totals:	<u>100</u>	(A)	<u>235</u>	(B)
Prevalence Index = B/A =			<u>2.35</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point E-10 (17)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	7.5YR 5/1	80	7.5YR 5/6	20	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

<p>Hydric Soil Indicators:</p> <p><input type="checkbox"/> Histosol (A1)</p> <p><input type="checkbox"/> Histic Epipedon (A2)</p> <p><input type="checkbox"/> Black Histic (A3)</p> <p><input type="checkbox"/> Hydrogen Sulfide (A4)</p> <p><input type="checkbox"/> Stratified Layers (A5)</p> <p><input type="checkbox"/> Depleted Below Dark Surface (A11)</p> <p><input type="checkbox"/> Thick Dark Surface (A12)</p> <p><input type="checkbox"/> Mesic Spodic (A17)</p> <p>(MLRA 144A, 145, 149B)</p> <p><input type="checkbox"/> Sandy Mucky Mineral (S1)</p> <p><input type="checkbox"/> Sandy Gleyed Matrix (S4)</p> <p><input type="checkbox"/> Sandy Redox (S5)</p> <p><input type="checkbox"/> Stripped Matrix (S6)</p>	<p><input type="checkbox"/> Dark Surface (S7)</p> <p><input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)</p> <p><input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)</p> <p><input type="checkbox"/> High Chroma Sands (S11) (LRR K, L)</p> <p><input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L)</p> <p><input type="checkbox"/> Loamy Gleyed Matrix (F2)</p> <p><input checked="" type="checkbox"/> Depleted Matrix (F3)</p> <p><input type="checkbox"/> Redox Dark Surface (F6)</p> <p><input type="checkbox"/> Depleted Dark Surface (F7)</p> <p><input type="checkbox"/> Redox Depressions (F8)</p> <p><input type="checkbox"/> Marl (F10) (LRR K, L)</p> <p><input type="checkbox"/> Red Parent Material (F21) (MLRA 145)</p>	<p>Indicators for Problematic Hydric Soils³:</p> <p><input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)</p> <p><input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)</p> <p><input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)</p> <p><input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)</p> <p><input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)</p> <p><input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)</p> <p><input type="checkbox"/> Red Parent Material (F21) (outside MLRA 145)</p> <p><input type="checkbox"/> Very Shallow Dark Surface (F22)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
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³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<p>Restrictive Layer (if observed):</p> <p>Type: _____</p> <p>Depth (inches): _____</p>	<p>Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
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Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/14/24
Applicant/Owner: DRS State: NY Sampling Point: E-52 (A)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 29" Long: 76 29' 6" Datum: NAVD 88
Soil Map Unit Name: Langford channery silt loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Microtopographic Relief (D4)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Aquatic Fauna (B13)	
<input type="checkbox"/> Marl Deposits (B15)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:	Wetland Hydrology Present? Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SOIL

Sampling Point

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-14	10YR 3/2	100					Loamy/Clayey	
14-21	10YR 5/2	90	10YR 5/6	10	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

<p>Hydric Soil Indicators:</p> <p><input type="checkbox"/> Histosol (A1)</p> <p><input type="checkbox"/> Histic Epipedon (A2)</p> <p><input type="checkbox"/> Black Histic (A3)</p> <p><input type="checkbox"/> Hydrogen Sulfide (A4)</p> <p><input type="checkbox"/> Stratified Layers (A5)</p> <p><input type="checkbox"/> Depleted Below Dark Surface (A11)</p> <p><input type="checkbox"/> Thick Dark Surface (A12)</p> <p><input type="checkbox"/> Mesic Spodic (A17)</p> <p style="padding-left: 20px;">(MLRA 144A, 145, 149B)</p> <p><input type="checkbox"/> Sandy Mucky Mineral (S1)</p> <p><input type="checkbox"/> Sandy Gleyed Matrix (S4)</p> <p><input type="checkbox"/> Sandy Redox (S5)</p> <p><input type="checkbox"/> Stripped Matrix (S6)</p>	<p><input type="checkbox"/> Dark Surface (S7)</p> <p><input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)</p> <p><input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)</p> <p><input type="checkbox"/> High Chroma Sands (S11) (LRR K, L)</p> <p><input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L)</p> <p><input type="checkbox"/> Loamy Gleyed Matrix (F2)</p> <p><input type="checkbox"/> Depleted Matrix (F3)</p> <p><input type="checkbox"/> Redox Dark Surface (F6)</p> <p><input type="checkbox"/> Depleted Dark Surface (F7)</p> <p><input type="checkbox"/> Redox Depressions (F8)</p> <p><input type="checkbox"/> Marl (F10) (LRR K, L)</p> <p><input type="checkbox"/> Red Parent Material (F21) (MLRA 145)</p>	<p>Indicators for Problematic Hydric Soils³:</p> <p><input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)</p> <p><input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)</p> <p><input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)</p> <p><input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)</p> <p><input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)</p> <p><input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)</p> <p><input type="checkbox"/> Red Parent Material (F21) (outside MLRA 145)</p> <p><input type="checkbox"/> Very Shallow Dark Surface (F22)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
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³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<p>Restrictive Layer (if observed):</p> <p>Type: _____</p> <p>Depth (inches): _____</p>	<p>Hydric Soil Present? Yes _____ No <u>X</u></p>
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Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/14/24
Applicant/Owner: DRS State: NY Sampling Point: E-52 (B)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 29" Long: 76 29' 6" Datum: NAVD 88
Soil Map Unit Name: Langford channery silt loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply) <input checked="" type="checkbox"/> Surface Water (A1) _____ Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) _____ Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) _____ Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) _____ Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) _____ Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	_____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)

Field Observations: Surface Water Present? Yes <u>X</u> No _____ Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point:

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Sapling/Shrub Stratum (Plot size: <u>10</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Herb Stratum (Plot size: <u>5</u>)			
1. <u>Onoclea sensibilis</u>	<u>45</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Solidago gigantea</u>	<u>5</u>	<u>No</u>	<u>FACW</u>
3. <u>Scirpus cyperinus</u>	<u>20</u>	<u>Yes</u>	<u>OBL</u>
4. <u>Ranunculus acris</u>	<u>15</u>	<u>No</u>	<u>FAC</u>
5. <u>Impatiens capensis</u>	<u>15</u>	<u>No</u>	<u>FACW</u>
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>100</u> =Total Cover		
Woody Vine Stratum (Plot size: <u>20</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>20</u>	x 1 = <u>20</u>
FACW species <u>65</u>	x 2 = <u>130</u>
FAC species <u>15</u>	x 3 = <u>45</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>195</u> (B)
Prevalence Index = B/A = <u>1.95</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point 102107

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 3/2	100					Loamy/Clayey	
6-14	10YR 5/2	70	10YR 5/6	30	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

<p>Hydric Soil Indicators:</p> <p><input type="checkbox"/> Histosol (A1)</p> <p><input type="checkbox"/> Histic Epipedon (A2)</p> <p><input type="checkbox"/> Black Histic (A3)</p> <p><input type="checkbox"/> Hydrogen Sulfide (A4)</p> <p><input type="checkbox"/> Stratified Layers (A5)</p> <p><input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)</p> <p><input type="checkbox"/> Thick Dark Surface (A12)</p> <p><input type="checkbox"/> Mesic Spodic (A17)</p> <p>(MLRA 144A, 145, 149B)</p> <p><input type="checkbox"/> Sandy Mucky Mineral (S1)</p> <p><input type="checkbox"/> Sandy Gleyed Matrix (S4)</p> <p><input type="checkbox"/> Sandy Redox (S5)</p> <p><input type="checkbox"/> Stripped Matrix (S6)</p>	<p><input type="checkbox"/> Dark Surface (S7)</p> <p><input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)</p> <p><input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)</p> <p><input type="checkbox"/> High Chroma Sands (S11) (LRR K, L)</p> <p><input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L)</p> <p><input type="checkbox"/> Loamy Gleyed Matrix (F2)</p> <p><input checked="" type="checkbox"/> Depleted Matrix (F3)</p> <p><input type="checkbox"/> Redox Dark Surface (F6)</p> <p><input type="checkbox"/> Depleted Dark Surface (F7)</p> <p><input type="checkbox"/> Redox Depressions (F8)</p> <p><input type="checkbox"/> Marl (F10) (LRR K, L)</p> <p><input type="checkbox"/> Red Parent Material (F21) (MLRA 145)</p>	<p>Indicators for Problematic Hydric Soils³:</p> <p><input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)</p> <p><input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)</p> <p><input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)</p> <p><input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)</p> <p><input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)</p> <p><input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)</p> <p><input type="checkbox"/> Red Parent Material (F21) (outside MLRA 145)</p> <p><input type="checkbox"/> Very Shallow Dark Surface (F22)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
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³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/14/24
Applicant/Owner: DRS State: NY Sampling Point: E-122 (A)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 28" Long: 76 29' 5" Datum: NAVD 88
Soil Map Unit Name: Chippewa and Alden soils NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)	
<u>Primary Indicators (minimum of one is required; check all that apply)</u>			
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)	
		<input type="checkbox"/> FAC-Neutral Test (D5)	

Field Observations:				Wetland Hydrology Present? Yes _____ No <u>X</u>
Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches):	_____	
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches):	_____	
Saturation Present? (includes capillary fringe)	Yes _____ No <u>X</u>	Depth (inches):	_____	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 122 (V)

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Sapling/Shrub Stratum (Plot size: <u>10</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Herb Stratum (Plot size: <u>5</u>)			
1. <u>Holcus lanatus</u>	<u>60</u>	<u>Yes</u>	<u>FACU</u>
2. <u>Ranunculus acris</u>	<u>15</u>	<u>No</u>	<u>FAC</u>
3. <u>Onoclea sensibilis</u>	<u>10</u>	<u>No</u>	<u>FACW</u>
4. <u>Trifolium hybridum</u>	<u>5</u>	<u>No</u>	<u>FACU</u>
5. <u>Silene flos-cuculi</u>	<u>5</u>	<u>No</u>	<u>FACU</u>
6. <u>Galium palustre</u>	<u>5</u>	<u>No</u>	<u>OBL</u>
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>100</u> =Total Cover		
Woody Vine Stratum (Plot size: <u>20</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>5</u>	x 1 = <u>5</u>
FACW species <u>10</u>	x 2 = <u>20</u>
FAC species <u>15</u>	x 3 = <u>45</u>
FACU species <u>70</u>	x 4 = <u>280</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>350</u> (B)
Prevalence Index = B/A = <u>3.50</u>	

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No X

Remarks: (Include photo numbers here or on a separate sheet.)

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/14/24
Applicant/Owner: DRS State: NY Sampling Point: E-122 (B)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 28" Long: 76 29' 5" Datum: NAVD 88
Soil Map Unit Name: Chippewa and Alden soils NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)	
<u>Primary Indicators (minimum of one is required; check all that apply)</u>			
<u>X</u> Surface Water (A1)	_____ Water-Stained Leaves (B9)	_____ Surface Soil Cracks (B6)	
_____ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Drainage Patterns (B10)	
_____ Saturation (A3)	_____ Marl Deposits (B15)	_____ Moss Trim Lines (B16)	
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Dry-Season Water Table (C2)	
_____ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Crayfish Burrows (C8)	
_____ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	_____ Saturation Visible on Aerial Imagery (C9)	
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	_____ Stunted or Stressed Plants (D1)	
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Geomorphic Position (D2)	
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Shallow Aquitard (D3)	
_____ Sparsely Vegetated Concave Surface (B8)		_____ Microtopographic Relief (D4)	
		<u>X</u> FAC-Neutral Test (D5)	

Field Observations:				Wetland Hydrology Present? Yes <u>X</u> No _____
Surface Water Present?	Yes <u>X</u> No _____	Depth (inches):	_____	
Water Table Present?	Yes <u>X</u> No _____	Depth (inches):	_____	
Saturation Present? (includes capillary fringe)	Yes <u>X</u> No _____	Depth (inches):	_____	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 122 (07)

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Sapling/Shrub Stratum (Plot size: <u>10</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Herb Stratum (Plot size: <u>5</u>)			
1. <u>Onoclea sensibilis</u>	<u>15</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Typha latifolia</u>	<u>15</u>	<u>Yes</u>	<u>OBL</u>
3. <u>Galium palustre</u>	<u>25</u>	<u>Yes</u>	<u>OBL</u>
4. <u>Juncus effusus</u>	<u>25</u>	<u>Yes</u>	<u>OBL</u>
5. <u>Carex vulpinoidea</u>	<u>10</u>	<u>No</u>	<u>OBL</u>
6. <u>Eupatorium perfoliatum</u>	<u>10</u>	<u>No</u>	<u>FACW</u>
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>100</u> =Total Cover		
Woody Vine Stratum (Plot size: <u>20</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>75</u>	x 1 = <u>75</u>
FACW species <u>25</u>	x 2 = <u>50</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>125</u> (B)
Prevalence Index = B/A = <u>1.25</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point 12Z (D)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 4/2	100					Loamy/Clayey	
6-18	10YR 5/1	80	10YR 5/6	20	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Mesic Spodic (A17)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- High Chroma Sands (S11) (**LRR K, L**)
- Loamy Mucky Mineral (F1) (**LRR K, L**)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) (**LRR K, L**)
- Red Parent Material (F21) (**MLRA 145**)

Indicators for Problematic Hydric Soils³:

- 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- Polyvalue Below Surface (S8) (**LRR K, L**)
- Thin Dark Surface (S9) (**LRR K, L**)
- Iron-Manganese Masses (F12) (**LRR K, L, R**)
- Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- Red Parent Material (F21) (**outside MLRA 145**)
- Very Shallow Dark Surface (F22)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/14/24
Applicant/Owner: DRS State: NY Sampling Point: E-129 (A)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 26" Long: 76 29' 6" Datum: NAVD 88
Soil Map Unit Name: Langford channery silt loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)	
<u>Primary Indicators (minimum of one is required; check all that apply)</u>			
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)	
		<input checked="" type="checkbox"/> FAC-Neutral Test (D5)	

Field Observations:				Wetland Hydrology Present? Yes <u>X</u> No _____
Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches): _____		
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches): _____		
Saturation Present?	Yes <u>X</u> No _____	Depth (inches): <u>8</u>		

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 125 (v)

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Sapling/Shrub Stratum (Plot size: <u>10</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Herb Stratum (Plot size: <u>5</u>)			
1. <u>Onoclea sensibilis</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Galium palustre</u>	<u>15</u>	<u>Yes</u>	<u>OBL</u>
3. <u>Solidago gigantea</u>	<u>10</u>	<u>No</u>	<u>FACW</u>
4. <u>Carex vulpinoidea</u>	<u>15</u>	<u>Yes</u>	<u>OBL</u>
5. <u>Juncus effusus</u>	<u>10</u>	<u>No</u>	<u>OBL</u>
6. <u>Carex intumescens</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>
7. <u>Apocynum cannabinum</u>	<u>5</u>	<u>No</u>	<u>FAC</u>
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>100</u> =Total Cover		
Woody Vine Stratum (Plot size: <u>20</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>40</u>	x 1 = <u>40</u>
FACW species <u>55</u>	x 2 = <u>110</u>
FAC species <u>5</u>	x 3 = <u>15</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>165</u> (B)
Prevalence Index = B/A = <u>1.65</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

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U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/14/24
Applicant/Owner: DRS State: NY Sampling Point: E-129 (B)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 26" Long: 76 29' 6" Datum: NAVD 88
Soil Map Unit Name: Langford channery silt loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Microtopographic Relief (D4)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Aquatic Fauna (B13)	
<input type="checkbox"/> Marl Deposits (B15)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:	Wetland Hydrology Present? Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 125 (B)

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Sapling/Shrub Stratum (Plot size: <u>10</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Herb Stratum (Plot size: <u>5</u>)			
1. <u>Apocynum cannabinum</u>	<u>15</u>	<u>No</u>	<u>FAC</u>
2. <u>Holcus lanatus</u>	<u>45</u>	<u>Yes</u>	<u>FACU</u>
3. <u>Ranunculus acris</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>
4. <u>Taraxacum officinale</u>	<u>5</u>	<u>No</u>	<u>FACU</u>
5. <u>Carex vulpinoidea</u>	<u>5</u>	<u>No</u>	<u>OBL</u>
6. <u>Galium palustre</u>	<u>5</u>	<u>No</u>	<u>OBL</u>
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>100</u> =Total Cover		
Woody Vine Stratum (Plot size: <u>20</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>10</u>	x 1 = <u>10</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>40</u>	x 3 = <u>120</u>
FACU species <u>50</u>	x 4 = <u>200</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>330</u> (B)
Prevalence Index = B/A = <u>3.30</u>	

- Hydrophytic Vegetation Indicators:**
- 1 - Rapid Test for Hydrophytic Vegetation
 - 2 - Dominance Test is >50%
 - 3 - Prevalence Index is ≤3.0¹
 - 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation¹ (Explain)
- ¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point E-125 (D)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 4/2	100					Loamy/Clayey	
8-16	10YR 5/4	100					Loamy/Clayey	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils³:	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> High Chroma Sands (S11) (LRR K, L)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Red Parent Material (F21) (outside MLRA 145)	
<input type="checkbox"/> Mesic Spodic (A17)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Very Shallow Dark Surface (F22)	
<input type="checkbox"/> (MLRA 144A, 145, 149B)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Marl (F10) (LRR K, L)		
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Red Parent Material (F21) (MLRA 145)		
<input type="checkbox"/> Stripped Matrix (S6)			

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes _____ No <u>X</u>
---	---

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/13/24
 Applicant/Owner: DRS State: NY Sampling Point: F-16 (A)
 Investigator(s): S. Gross, I. White Section, Township, Range: _____
 Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
 Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 24" Long: 76 28' 58" Datum: NAVD 88
 Soil Map Unit Name: Tuller channery silt loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
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Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) <u>X</u> Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
--	---

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>10</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: _____

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Sapling/Shrub Stratum (Plot size: <u>10</u>)			
1. <u>Lonicera morrowii</u>	<u>60</u>	<u>Yes</u>	<u>FACU</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	<u>60</u> =Total Cover		
Herb Stratum (Plot size: <u>5</u>)			
1. <u>Geum canadense</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Taraxacum officinale</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>
3. <u>Solidago gigantea</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>
4. <u>Rubus flagellaris</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>
5. <u>Anthoxanthum odoratum</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>40</u> =Total Cover		
Woody Vine Stratum (Plot size: <u>20</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>20</u>	x 2 = <u>40</u>
FAC species <u>5</u>	x 3 = <u>15</u>
FACU species <u>75</u>	x 4 = <u>300</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>355</u> (B)
Prevalence Index = B/A = <u>3.55</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 3/2	100					Loamy/Clayey	
8-21	10YR 4/1	90	10YR 5/6	10	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)
<input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Red Parent Material (F21) (outside MLRA 145)
<input type="checkbox"/> Mesic Spodic (A17)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
(MLRA 144A, 145, 149B)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)	
<input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)	
<input type="checkbox"/> High Chroma Sands (S11) (LRR K, L)	
<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input checked="" type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Marl (F10) (LRR K, L)	
<input type="checkbox"/> Red Parent Material (F21) (MLRA 145)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____
---	--

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/13/24
 Applicant/Owner: DRS State: NY Sampling Point: F-16 (B)
 Investigator(s): S. Gross, I. White Section, Township, Range: _____
 Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
 Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 24" Long: 76 28' 57" Datum: NAVD 88
 Soil Map Unit Name: Tuller channery silt loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input checked="" type="checkbox"/> Surface Water (A1) _____ Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) _____ Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) _____ Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) _____ Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) _____ Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
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Field Observations: Surface Water Present? Yes <u>X</u> No _____ Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 110 (B)

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
			=Total Cover
Sapling/Shrub Stratum (Plot size: <u>10</u>)			
1. <u>Lonicera morrowii</u>	40	Yes	FACU
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
			=Total Cover
Herb Stratum (Plot size: <u>5</u>)			
1. <u>Geum canadense</u>	5	No	FAC
2. <u>Impatiens capensis</u>	20	Yes	FACW
3. <u>Solidago gigantea</u>	20	Yes	FACW
4. <u>Myosotis laxa</u>	15	Yes	OBL
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
			=Total Cover
Woody Vine Stratum (Plot size: <u>20</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
			=Total Cover

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>15</u>	x 1 = <u>15</u>
FACW species <u>40</u>	x 2 = <u>80</u>
FAC species <u>5</u>	x 3 = <u>15</u>
FACU species <u>40</u>	x 4 = <u>160</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>270</u> (B)
Prevalence Index = B/A = <u>2.70</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 3/2	100					Loamy/Clayey	
8-21	10YR 4/1	90	10YR 5/6	10	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- | | |
|---|---|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Dark Surface (S7) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> High Chroma Sands (S11) (LRR K, L) |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L) |
| <input checked="" type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input checked="" type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Mesic Spodic (A17) | <input type="checkbox"/> Redox Dark Surface (F6) |
| (MLRA 144A, 145, 149B) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Redox Depressions (F8) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Marl (F10) (LRR K, L) |
| <input type="checkbox"/> Sandy Redox (S5) | <input type="checkbox"/> Red Parent Material (F21) (MLRA 145) |
| <input type="checkbox"/> Stripped Matrix (S6) | |

Indicators for Problematic Hydric Soils³:

- 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- Polyvalue Below Surface (S8) (**LRR K, L**)
- Thin Dark Surface (S9) (**LRR K, L**)
- Iron-Manganese Masses (F12) (**LRR K, L, R**)
- Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- Red Parent Material (F21) (**outside MLRA 145**)
- Very Shallow Dark Surface (F22)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No _____

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/13/24
 Applicant/Owner: DRS State: NY Sampling Point: F-51 (A)
 Investigator(s): S. Gross, I. White Section, Township, Range: _____
 Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
 Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 24" Long: 76 28' 56" Datum: NAVD 88
 Soil Map Unit Name: Tuller channery silt loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) <u>X</u> Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (minimum of two required) ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
--	---

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>10</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: _____

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Sapling/Shrub Stratum (Plot size: <u>10</u>)			
1. <u>Lonicera morrowii</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>
2. <u>Rosa multiflora</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	<u>15</u> =Total Cover		
Herb Stratum (Plot size: <u>5</u>)			
1. <u>Onoclea sensibilis</u>	<u>40</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Viburnum lentago</u>	<u>5</u>	<u>No</u>	<u>FAC</u>
3. <u>Solidago gigantea</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>
4. <u>Rubus flagellaris</u>	<u>5</u>	<u>No</u>	<u>FACU</u>
5. <u>Stellaria graminea</u>	<u>10</u>	<u>Yes</u>	<u>UPL</u>
6. <u>Ranunculus acris</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
7. <u>Galium palustre</u>	<u>5</u>	<u>No</u>	<u>OBL</u>
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>85</u> =Total Cover		
Woody Vine Stratum (Plot size: <u>20</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>5</u>	x 1 = <u>5</u>
FACW species <u>50</u>	x 2 = <u>100</u>
FAC species <u>15</u>	x 3 = <u>45</u>
FACU species <u>20</u>	x 4 = <u>80</u>
UPL species <u>10</u>	x 5 = <u>50</u>
Column Totals: <u>100</u> (A)	<u>280</u> (B)
Prevalence Index = B/A = <u>2.80</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 4/1	100					Loamy/Clayey	
8-21	10YR 6/2	80	10YR 6/6	20	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils³:	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)	
<input type="checkbox"/> Black Histic (A3)		<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> High Chroma Sands (S11) (LRR K, L)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Red Parent Material (F21) (outside MLRA 145)	
<input type="checkbox"/> Mesic Spodic (A17)	<input checked="" type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Very Shallow Dark Surface (F22)	
(MLRA 144A, 145, 149B)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)		
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Marl (F10) (LRR K, L)		
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21) (MLRA 145)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024,
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N. Triphammer Road City/County: Lansing / Tompkins Sampling Date: 6/13/24
Applicant/Owner: DRS State: NY Sampling Point: F-51 (B)
Investigator(s): S. Gross, I. White Section, Township, Range: _____
Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope %: <1%
Subregion (LRR or MLRA): LRR R, MLRA 140 Lat: 42 30' 24" Long: 76 28' 56" Datum: NAVD 88
Soil Map Unit Name: Tuller channery silt loam NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Microtopographic Relief (D4)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Aquatic Fauna (B13)	
<input type="checkbox"/> Marl Deposits (B15)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:	Wetland Hydrology Present? Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: _____

Tree Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Fraxinus pennsylvanica</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
<u>20</u> =Total Cover			
Sapling/Shrub Stratum (Plot size: <u>10</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Lonicera morrowii</u>	<u>40</u>	<u>Yes</u>	<u>FACU</u>
2. <u>Rosa multiflora</u>	<u>5</u>	<u>No</u>	<u>FACU</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
<u>45</u> =Total Cover			
Herb Stratum (Plot size: <u>5</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Solidago gigantea</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
<u>20</u> =Total Cover			
Woody Vine Stratum (Plot size: <u>20</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Toxicodendron radicans</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
<u>15</u> =Total Cover			

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>40</u>	x 2 = <u>80</u>
FAC species <u>15</u>	x 3 = <u>45</u>
FACU species <u>45</u>	x 4 = <u>180</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>305</u> (B)
Prevalence Index = B/A = <u>3.05</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 2/2	100					Loamy/Clayey	
10-21	10YR 4/2	90	10YR 5/6	10	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Mesic Spodic (A17)
- (MLRA 144A, 145, 149B)**
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- High Chroma Sands (S11) (**LRR K, L**)
- Loamy Mucky Mineral (F1) (**LRR K, L**)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) (**LRR K, L**)
- Red Parent Material (F21) (**MLRA 145**)

Indicators for Problematic Hydric Soils³:

- 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- Polyvalue Below Surface (S8) (**LRR K, L**)
- Thin Dark Surface (S9) (**LRR K, L**)
- Iron-Manganese Masses (F12) (**LRR K, L, R**)
- Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- Red Parent Material (F21) (**outside MLRA 145**)
- Very Shallow Dark Surface (F22)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

AGENCY DISCLOSURE NOTIFICATION

Section 3, Item g.

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

PHOTOGRAPH LOG

North Triphammer Road, Lansing, New York



Photo 1. View facing south looking at a field of pasture grass.



Photo 2. View facing north looking towards a wetland delineated by the 'E' series flags.

PHOTOGRAPH LOG



Photo 3. View facing south looking at a drainage channel (photo left) within a delineated wetland.



Photo 4. View facing north looking at a drainage channel near the northern border of the inspection area.

PHOTOGRAPH LOG

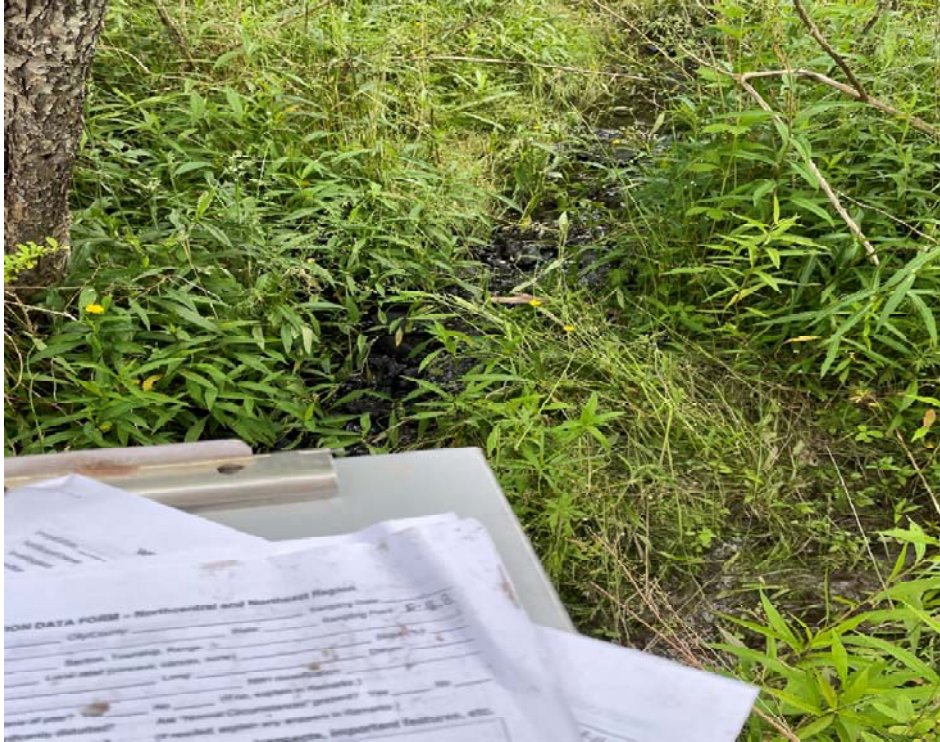


Photo 5. View looking at a drainage channel within a wetland area.



Photo 6. View facing south looking at a flag used to delineate the wetland boundary.

PHOTOGRAPH LOG



Photo 7. View of a culvert feeding wetland areas within hedgerows .



Photo 8. View looking at standing water and herbaceous species within a wetland.

PHOTOGRAPH LOG



Photo 9. View facing north looking at surface (flowing) water within a hedgerow.



Photo 10. View facing east looking at a pipe culvert feeding water into the site from the northern boundary of the inspection area.



Photo 11. View facing south looking at surface (flowing) water within a hedgerow.



Photo 12. View looking at a pipe culvert feeding water from the 'A/B' flagged wetland towards the 'C/D' wetland.



Photo 13. View looking at a pipe culvert feeding water from the northern arm of the 'E' flagged wetland towards the 'E' flagged wetland to the south.



Photo 14. View looking at a soil auger used to collect soil samples for analysis.

PHOTOGRAPH LOG



Photo 15. View of surface (flowing) water within a wetland.



Photo 16. View of surface water and herbaceous plant species within a wetland.



Draft #: 1 Date: 4/8/2024

Approved Date: _____

Operations & Maintenance Plan

North Triphammer Road

Project #1 and #2

Project #1 - SBL: #144-1-1.2 5MW Solar Facility

Project #2 - SBL#: 44-1-3.3 3MW Solar Facility

Prepared for:

Town of Lansing

Tompkins County, New York

Prepared by:
NY Lansing I, LLC & NY Lansing II, LLC
P.O. Box 384
Callicoon NY, 12783

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1. Introduction

#1: NY Lansing I, LLC & #2: NY Lansing II, LLC (“Project Owner”), an affiliate of Delaware River Solar, LLC, proposes to build a photovoltaic (PV) solar facility (“Solar Facility”) at North Triphammer Road in the Town of Lansing (“Town”) under New York State’s Community Solar initiative. The Solar Facility is planned to have a nameplate capacity of approximately 5MW ac (MW) from Project #1 and 3MW ac from Project #2, to be constructed on private land (“Project Site”) leased by the Project Owner from the property owner (“Property Owner”).

This Operations and Maintenance Plan (“Plan”) is being submitted to the Town as part of the application with respect to the Town of Lansing Local Law #3 of 2020 802.18 (“Solar Law”). The Solar Facility is considered a Solar Energy Facility as set forth in the Solar Law.

Prior to commercial operation, the Project Owner will enter an Operation and Maintenance Contract (“O&M Contract”) with an operations and maintenance provider(s) (“O&M Contractor”), the scope of which shall include essential works and services needed for the (a) proper operation and maintenance of the Solar Facility and (b) maintenance of the Project Site. The following is a general overview of the O&M Plan to be covered in the O&M Contract.

2. General Requirements of the O&M Plan

- All scheduled Solar Facility maintenance and all landscaping and vegetation maintenance will occur during normal business hours (8:00 A.M. and 7:00 P.M. Eastern Standard Time).
- Commercially reasonable efforts will be used to ensure minimal limits of disturbance when performing any maintenance work of the Solar Facility or Project Site.
- The Project Owner will not use herbicides to manage vegetation. In the event the use of herbicides becomes necessary, the Project Owner will provide the Town’s Code Official with the proposed herbicide type, manufacturer and application details for approval before any application is made.
- In the event there is any damage to ground cover, vegetation or vegetative screening due to maintenance activities (other than caused by normal maintenance activities), the affected areas and vegetation will be repaired.
- Corrective maintenance of the Solar Facility may require specialists outside the abilities and responsibility of the Project Owner.

3. Solar Facility (Components) Maintenance

3.1 Scheduled Service Visits: Preventative Maintenance and Inspections

- Semi-Annual interim maintenance visit
- Annual full maintenance visit
- System testing and verification of data acquisition systems, at least once per calendar year
- Module cleaning once a year, or as determined by Project Owner
- Solar Facility field inspection: visual, electrical and mechanical once per month, or as determined by Project Owner
- Data acquisition system maintenance as needed
- Inverter cleaning and servicing to ensure proper operation. Scheduled maintenance and testing as required to maintain manufacturer’s warranties.
- Scheduled maintenance and testing required to maintain all manufacturers’ warranties on Solar Facility components.

3.2 Unscheduled Service Visits: Corrective Maintenance and Repairs

Unscheduled maintenance visits will generally occur during “Emergency Situations” that would endanger the health and/or safety of surrounding area or “Major Disruptions” to the Solar Facility that degrades electricity generation that does not create an Emergency Situation, such as failure of Solar Facility components, vandalism, or fallen trees.

In the event of an Emergency Situation, the O&M Contractor and/or the Project Owner will contact the appropriate personnel (fire department, police department) to inform them of the emergency. The O&M Contractor will then dispatch appropriate personnel to the Project Site as soon as possible.

In the event of a Major Disruption to the Solar Facility, the O&M Contractor will schedule a corrective maintenance visit as soon as possible with all reasonable effort to schedule any such maintenance activities between 8:00 A.M and 7:00 P.M.

3.3 O&M Contract

The scope of the O&M Contract shall include essential works and services needed for the proper operation and maintenance of the Solar Facility. The scope of work shall generally include at least, but not limited to, the following items:

- Compliance with the Local, State and Federal Rules, Codes, Regulations and Laws regarding the health and safety of any operation and maintenance works.
- Performance of a preventive and corrective maintenance plan.
- Control and monitoring of the Solar Facility 24/365, including, CCTV alarms and system failures, and coordination with the local fire department and law enforcement.
- Maintain and operate all the infrastructures, equipment and facilities related to the Solar Facility required for the proper operation.
- Provide reports to Project Owner (monthly and yearly) of any major unexpected event.
- Administer and manage supplier's guarantees and warranties.
- Management the paperwork involved with third party site visits such as insurance, governmental agencies and others related.
- On site annual peak power and degradation performance testing of modules to a representative sample of modules.
- Annual IR thermography field test of modules and connections of the electrical panels. The test will be done in the appropriate weather conditions taking into account that the main purpose is to detect hot spot events.
- Spare parts stock management, including all cost associated like insurance, security or transportation.

3.4 Preventative and Corrective Maintenance Plan

The O&M Contractor shall comply with the preventive and corrective maintenance programs to maintain and operate the Solar Facility in the proper way. These actions shall include:

- Inspect, test, and clean equipment, including a periodically cleaning of the modules.
- Replace all spare parts, supplies and consumables necessary for performance of the O&M Contract according to the Preventive and Corrective Maintenance Program and the manufacturer's user manual.
- Perform annual field tests and fix any potential failures that arise due to the test.
- Provide Project Owner a monthly report including at least the following information: energy estimate, energy production, % of availability; weather station information, preventive maintenance services performed, corrective maintenance services performed including spare parts and consumables used. Monthly report should also include a detailed description of:

1. Any material failure covered by any warranties, action plan and expected timeframe to cover the incident.
 2. Any violation of any applicable law, applicable permit or prudent industry practice due to the O&M practices, including environmental laws, rules, or regulations enforced by governmental agencies.
 3. Any adverse events or conditions that may affect normal Solar Facility operation.
 4. Record of all tests and reviews performed to maintain systems in compliance with the manufacturer user manual, including name of company involved and nature of service.
- Guaranties and warranties of the manufacturers that arise, including without limitation any claims or remedies against any subcontractors or suppliers; and
 - Comply with all permits and maintain in effect all permits required for operation and maintenance of the Solar Facility.

4. General Project Site Maintenance

Frequency of site visits shall be determined based on season (more in summer, less in winter), but no less than quarterly to monitor vegetation. Any required corrective actions will be taken as soon as practical or warranted by the circumstances.

- Visually inspect and report on all fencing for signs of damage, intrusion, and overgrowth of vegetation.
- Inspect signage to ensure all originally installed signs are present and legible.
- Maintenance of access road, including snow removal as needed.
- Vegetation may need to be trimmed or cut back to avoid shading of the solar arrays. Shading inspections will be done semi-annually, and trimming will occur as needed. This would include ground cover, existing vegetation, and screening vegetation. Ground cover will be either mowed, as needed, or sheep may be utilized to graze the array area.
- Adherence to any Storm Water Pollution Prevention Plan practices, if any.

5. Summary

This O&M Plan has been submitted as part of the Site Plan review and Special Condition for a Solar Energy Facility as set forth in Local Law #3 of 2020; Section 802.18.

The Solar Facility is considered a Solar Energy Facility as defined in the Solar Law. The Project Owner will enter into an O&M Contract prior to commercial operation of the Solar Facility with an O&M Contractor taking into consideration any conditions of Local Law #3 of 2020; Section 802.18.



630 Johnson Avenue - Suite 7
Bohemia - NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

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7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By: _____ Date Submitted: _____
 Drawn By: **RPV** Date Created: **04/04/2024**
 Approved By: **MTS** Scale: **1" = 150'**

Client:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN

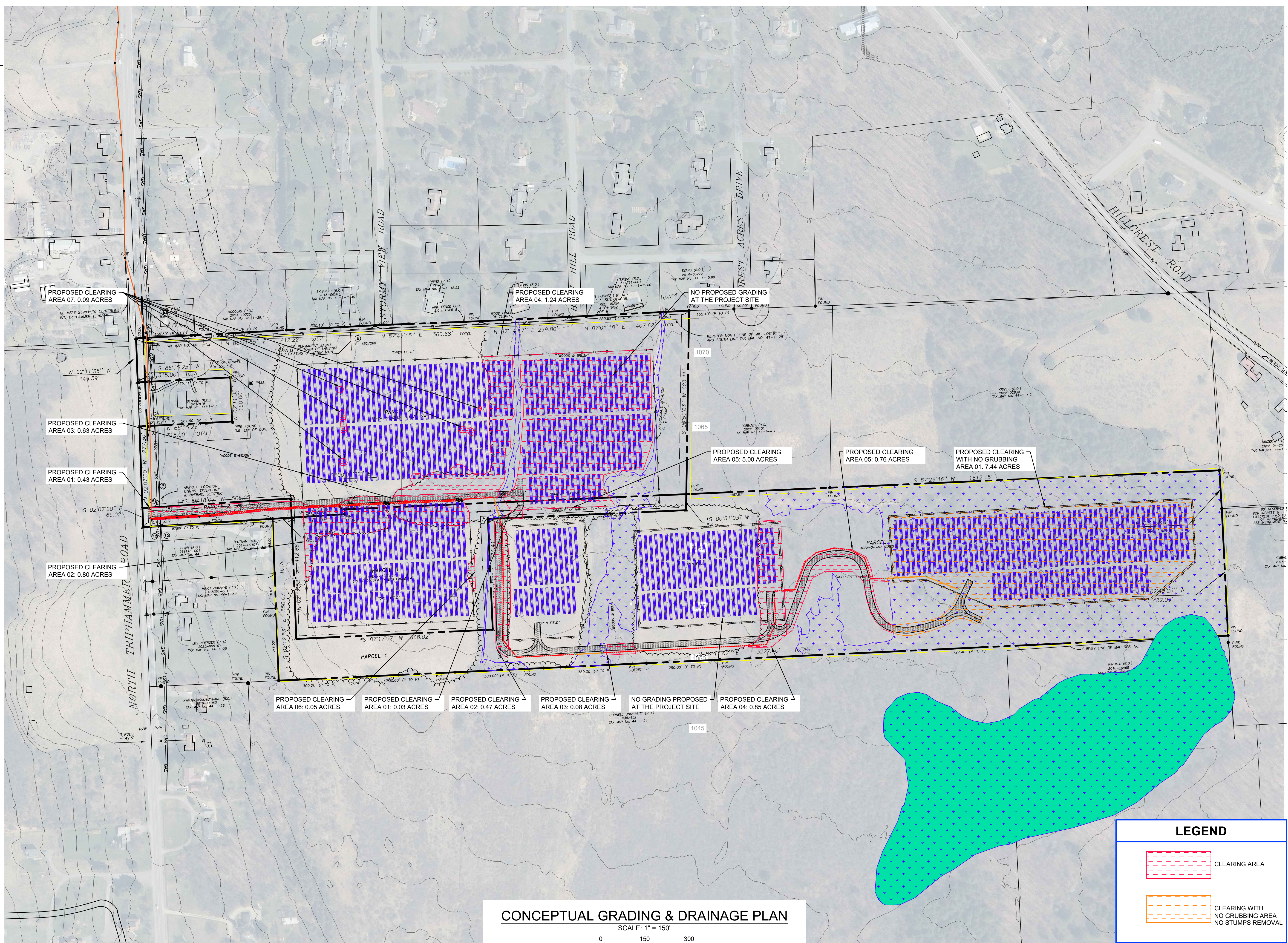
Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3** Contract Number: _____
 Regulatory Reference Number: _____

CONCEPTUAL SITE PLAN LAYOUT

File of Drawing: _____
 Drawing Number: _____
 Sheet **1** of **19**
 PWGC Project Number: _____
DRS2404

Unauthorized alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law.



CONCEPTUAL GRADING & DRAINAGE PLAN

SCALE: 1" = 150'
 0 150 300
 SCALE: 1" = 150'

LEGEND

- CLEARING AREA
- CLEARING WITH NO GRUBBING AREA
NO STUMPS REMOVAL



APPENDIX A SITE PHOTOGRAPHS

DRAFT



Photo Log
Unlisted address on N Triphammer Road, Ithica, New York
PWGC Project #DRS2404

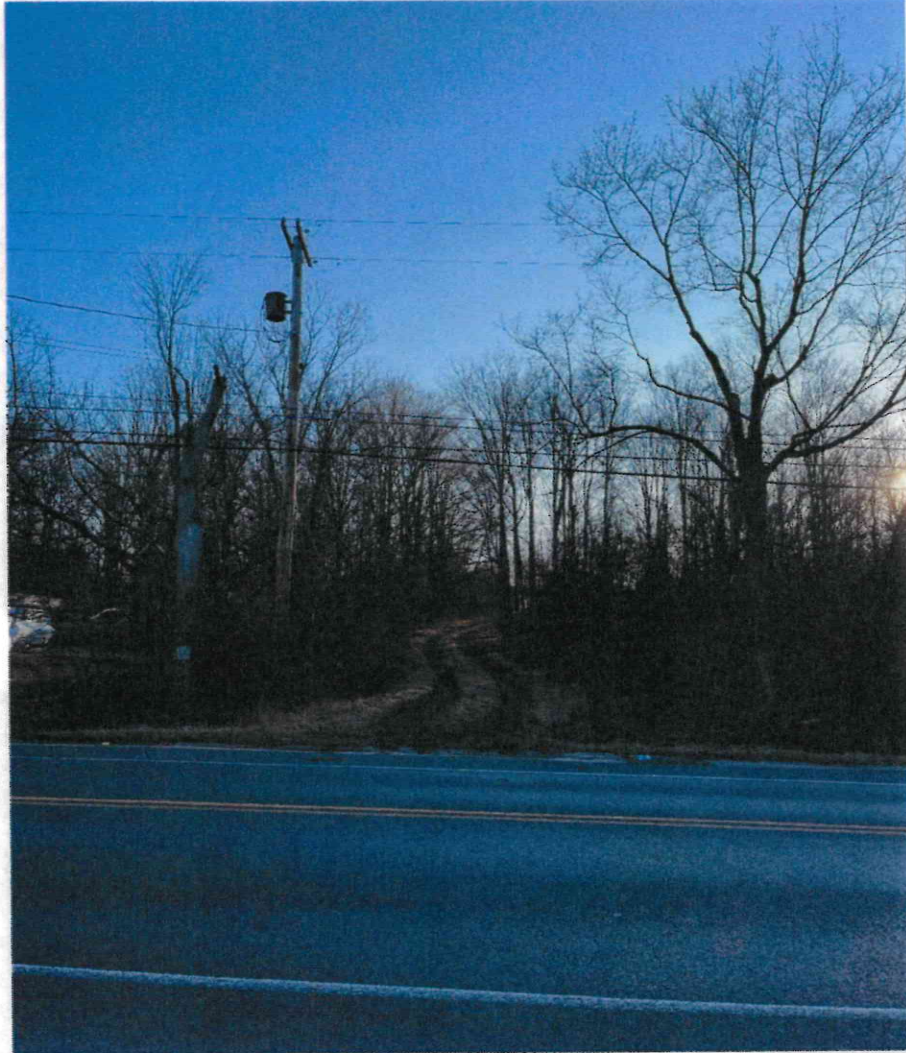


Photo 1- View of subject property from access road along N Triphammer Road.



Photo 2 – West border of the SW Field, view to the north.



Photo 3 – Representative field conditions throughout the property.





Photos 4 & 5 –

Photo 4 - View of drainpipe and stream in the south-central portion of the property.,
Photo 5 - View of standing water on the southern portion of the property.



Photo 6 - View of the hunting deer stand at west border of the SE portion of the property.



Photo 7 - View of the vegetated area on the east portion of the property.





Photo 8 – View of the central portion of the property.



Photo 9 – View of the solid waste disposal identified in the central portion of the property.





Photo 10 – View of solid waste disposal identified in central portion of the property.



Photo 11 – View of the solid waste disposal identified in the central portion of the property.





Photo 12 – View of the adjacent property to the south improved with one single-family residential dwelling.



Photo 13 – View of residential dwelling north of access road, view to the northwest.





Photo 14- View of N Triphammer road, view to the south.

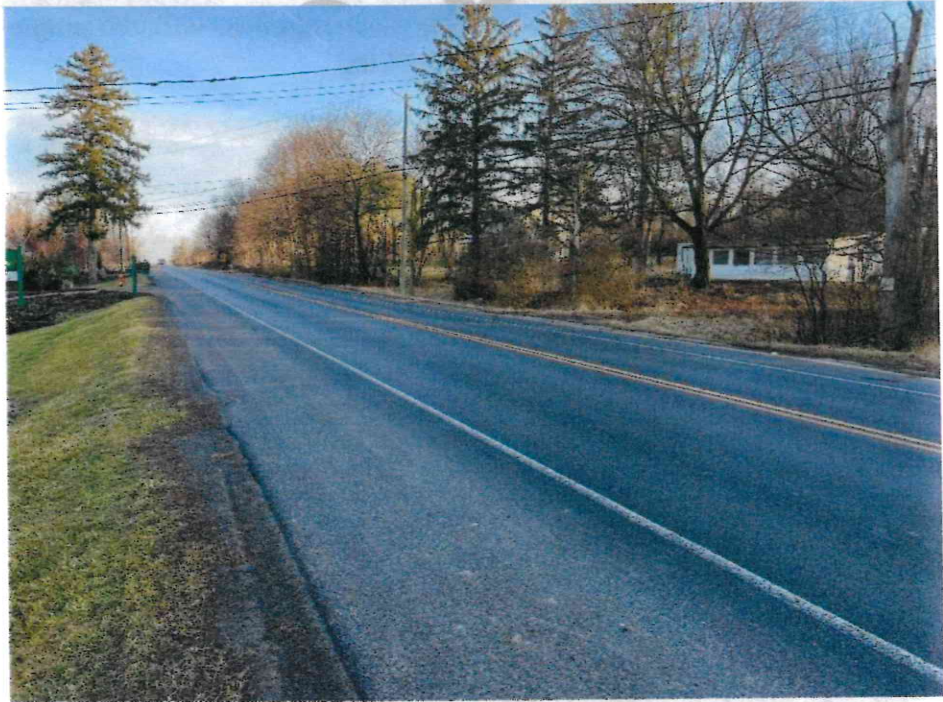


Photo 15 – View of N Triphammer Road, view to the north.



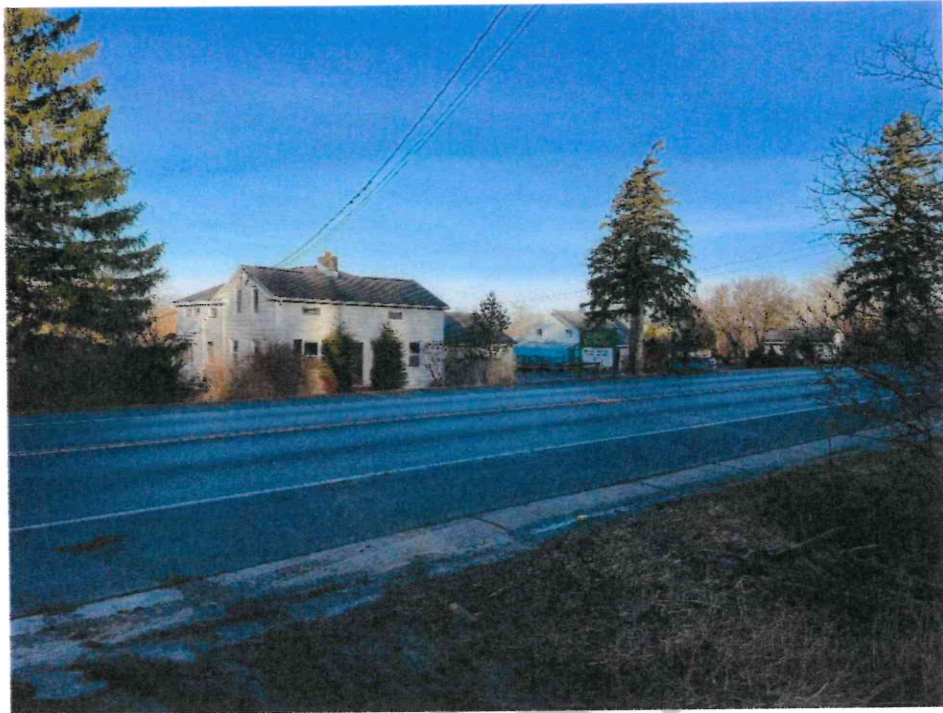


Photo 16 – View of N Triphammer Road and Landscaping Business, view to the west.

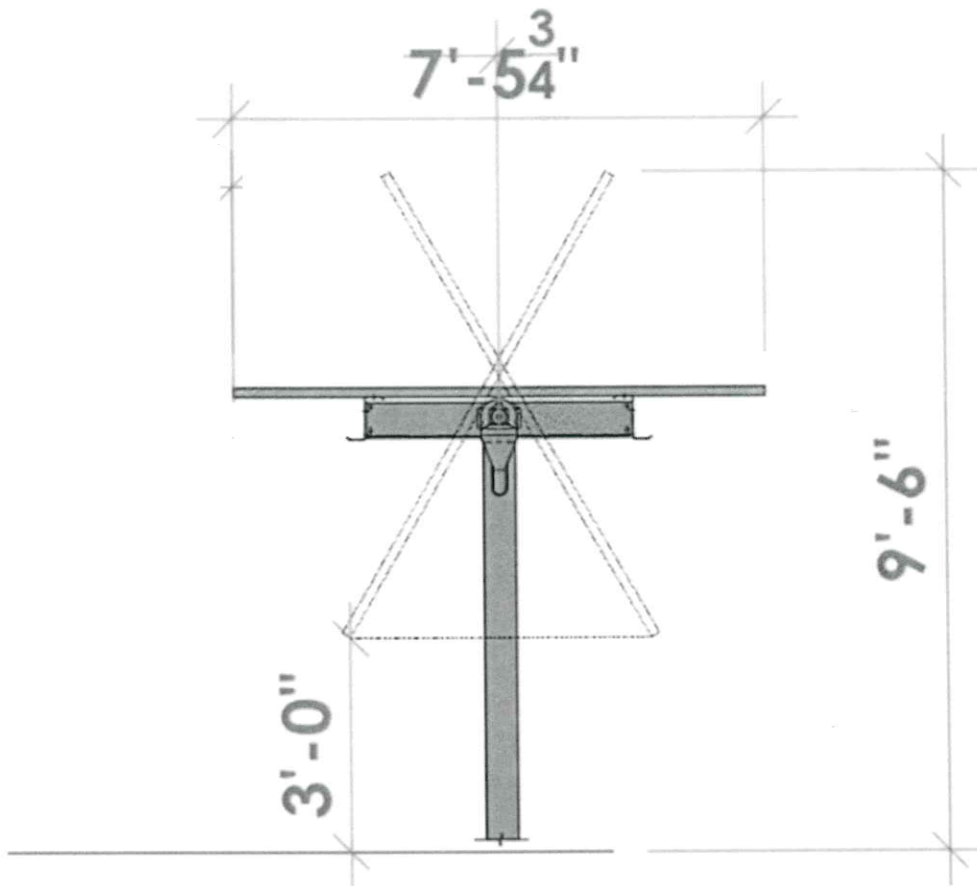
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Example of a tracker solar panel height detail.

Solar panel model selection, site terrain as well as field engineering results may cause the panel foundation to be raised slightly.

10 Feet is the maximum height permitted for solar panels in the Town of Wallkill Code language. With all of the variables that still remain the applicant is requesting relief of 2 feet for the height of the panels to an overall dimension of 12 feet.

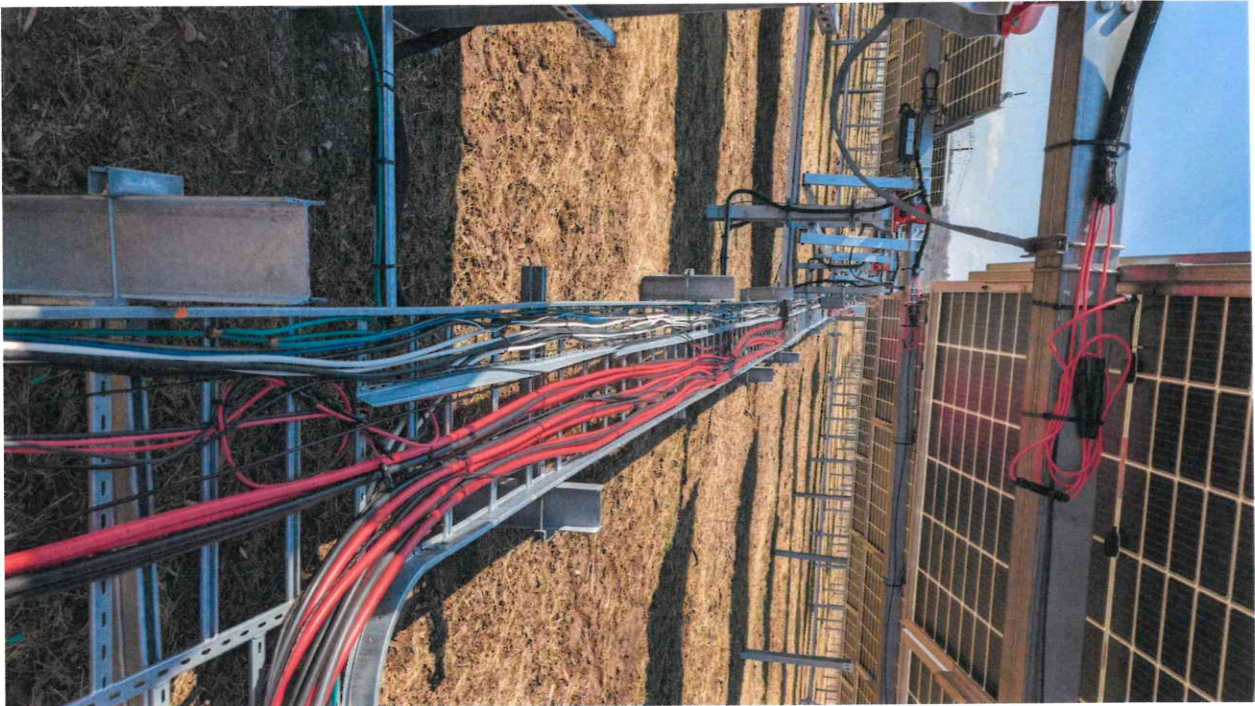




Example pictures of completed projects









Draft #: 1 Date: 4/8/2024

Approved Date: _____

Project Summary

North Triphammer Road Project #1 and #2

Project #1 - SBL: #144-1-1.2 5MW Solar Facility

Project #2 - SBL#: 44-1-3.3 3MW Solar Facility

Prepared for:

Town of Lansing

Tompkins County, New York

Prepared by:

NY Lansing I, LLC & NY Lansing II, LLC

P.O. Box 384

Callicoon NY, 12783

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ACRONYMS

AC	Alternating Current
DC	Direct Current
kV	Kilovolt
MW	Megawatt
PV	Photovoltaic
roHS	Restriction of Hazardous Substances

INTRODUCTION

Project Owner has prepared this project summary for the proposed development, installation, and operation of a Solar Energy Facility (“Solar Facility”) including an interconnection line to interconnect the Solar Facility to the Utility electrical grid. The proposed Solar Facility and Interconnection Line are referred to collectively as the Project.

This Project is being submitted to the Town as part of the application with respect to the special use permit and site plan review by the Town as set forth in the Code of the Town’s Solar Law. The Solar Facility is considered a Solar Energy Facility.

The proposed site for the Solar Facility Project Site is on land within the Property. Lot Coverage was calculated by total impervious surface coverage which includes flat panel area, access road, rain gardens as a percentage of the area of the Solar Facility Project Site. The Property access is located north of 2699 N Triphammer Road, within the jurisdiction of the Town.

The connection of the Solar Facility to the Utility electrical grid, including the specific interconnection equipment, is pursuant to a standard Interconnection Agreement executed between the Project Owner and Utility. The Solar Facility will have a total generation capacity of not more than 5.0 MW AC for project #1 and 3 MW AC for Project #2. The generation capacity will be limited by the final site plan approved by the Town.

Energy generated from the Solar Facility will be distributed to the Utility for use by the Utility’s customers and directly benefit customers enrolled in a Community Solar Program provided by or on behalf of the Project Owner. The objective of the Community Solar Program is to offer electricity at a discount to the Utility’s rate. The Project Owner’s goal is to provide residences and businesses in the Town with the opportunity to enroll in a Community Solar Program.

The Solar Facility design will adhere to technical and environmental requirements in accordance with current federal state and Town laws, including all applicable codes, regulations, and industry standards as referenced in the and Building Code, the Energy Code, and the Solar Law.

Key Attributes of the Project Include:

- Direct conversion of sunlight to electricity without generation of waste materials.
- Solar power generated producing no carbon emissions or air pollutants.
- Minimal ambient noise generated during solar power generation, no nighttime noise.
- Minimal traffic disturbance during Project operational lifespan.
- No use of public water utilities.
- Uniform Array Height with minimal visual effects
- Non-array structures approximately 8 feet in height to minimize visual effects.
- Existing vegetation around the Project Site will minimize visual effects.
- Modules secured using a racking system minimizing ground grading and ground disturbance.

This Project Summary includes general descriptions of and guidelines for design, construction, operation, maintenance, and decommissioning of the Projects. Design, construction, operation, maintenance, and decommissioning of the Projects will meet or exceed the requirements of the National Electrical Safety Code and U.S. Department of Labor Occupational Safety and Health Standards, as well as Town requirements for the safety and protection of landowners and Property. Project Owner may submit additional materials/documents regarding the above containing more detail (including a separate Decommissioning Plan and Operations and Maintenance Plan).

The Project Owner has compiled this Project Summary to the best of its knowledge, based upon currently available information. Certain additional reports, such as topography, geotechnical, and environmental, have been completed.

THE INFORMATION CONTAINED IN THIS PROJECT SUMMARY IS NOT INTENDED TO DESCRIBE ALL RELEVANT PROJECT INFORMATION AND IS QUALIFIED IN ITS ENTIRETY BY THE PROJECT OWNER'S FINAL APPLICATION AND SITE PLANS APPROVED BY THE TOWN DURING THE TOWN'S REVIEW PROCESS.

1.1. Purpose

Provide a cost-effective source of renewable solar electricity. Additional objectives include:

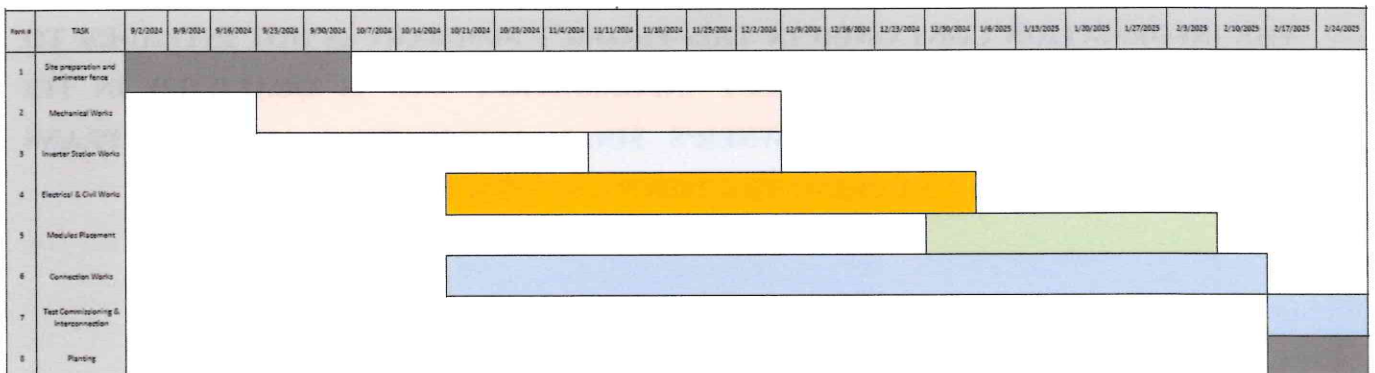
- Develop a solar generation facility that is feasible, quick to construct and easy to operate while providing the Utility and its customers with a cost-effective, cleaner energy alternative.
- Establish emission-free solar electricity and reduce greenhouse gas emissions while avoiding, minimizing, and mitigating the impacts to the environment.
- Generate electricity without local utility needs.
- Provide other important economic and environmental benefits to the Utility and the Town, including improving local air quality and public health, developing local energy sources, promoting local jobs, and diversifying the energy supply.
- Contribute to the State of New York renewable energy goals.

Based on historical information, the average energy usage for a standard home is 10,000 kWh/year. The proposed Solar Facility for Project #1 would generate approximately 7,700,000 kWh/year, equivalent to the electricity consumption of 700 homes. The proposed Solar Facility for Project #2 would generate approximately 4,900,000 kWh/year, equivalent to the electricity consumption of 490 homes. The Project Owner’s goal is to provide residents and businesses in the Town the opportunity to enroll in a Community Solar Program.

1.2. Estimated Construction Schedule

Construction of the Project is estimated to take approximately 6 months to complete. An example timeline is below:

Table 1. Gantt’s Diagram



2.0. PROJECT DESCRIPTION

2.1. Project Site and Control

Selection of the Project Site over other locations is based on several site criteria including:

- Contiguous site with suitable topography of adequate size to host the Solar Facility.
- Proximity to existing Utility electrical grid.
- Availability, lease agreement with current or future landowner.
- Avoiding sensitive areas, such as rivers, lakes, etc.
- Minimizing visual impact by utilizing the topography and existing vegetation on the property.
- Good highway access for construction, operation, and maintenance activities.

The Project Site will be leased from the Property Owner and/or purchased.

The proposed Project Sites are located on the Property (See Figure 1a and the Property parcel with purple marker). Project Site access will be from the Access Point (see Figure 1b). There will need to be a proposed lot line improvement for this project, which will be sent to the Town in a future submission and the Project summary will be updated in a future draft.

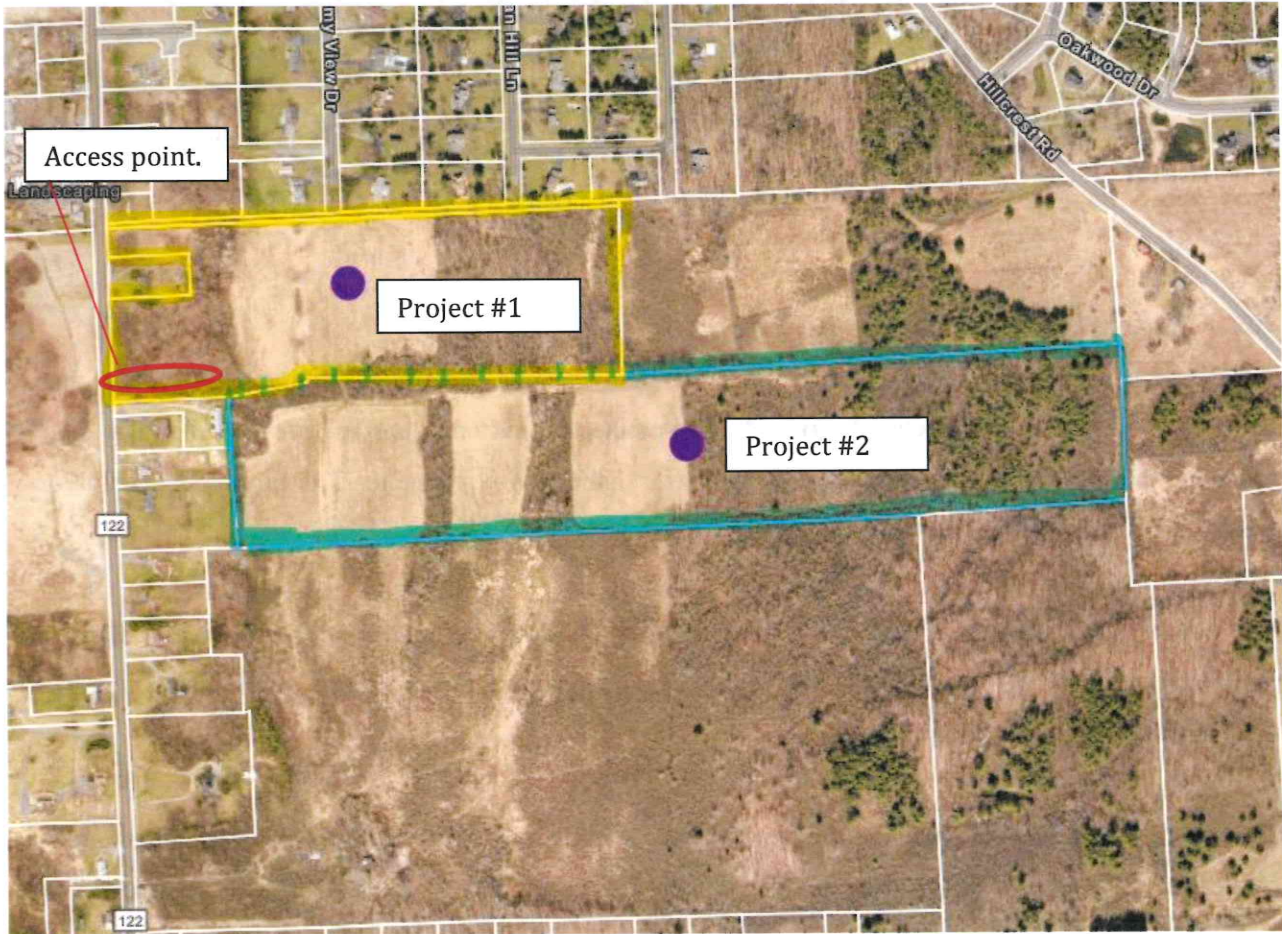


Figure 1a. Property Location

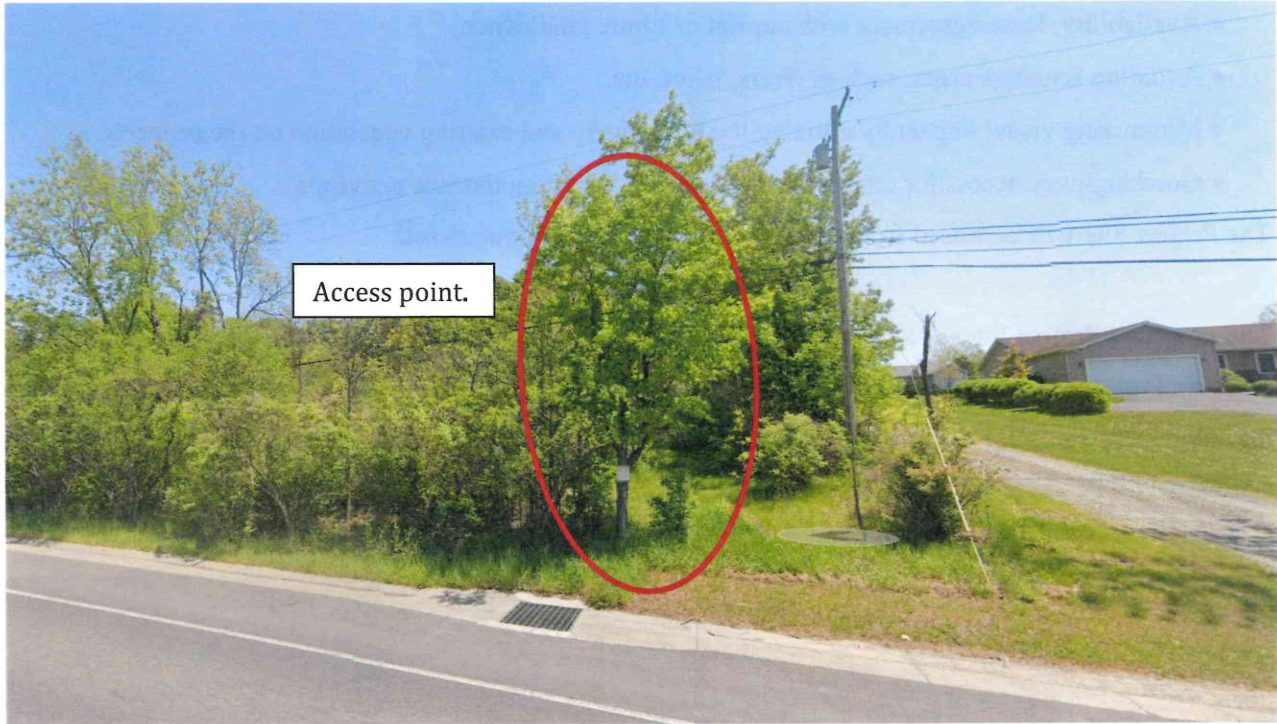


Figure 1b. Access Point

2.2. General Overview of Solar Facility

A grid-connected photovoltaic (“PV”) power system is an electricity generating solar system that is connected to the Utility electrical grid. A grid-connected system consists of solar modules one or more inverters, a power conditioning unit and grid connection equipment. The proposed installation is composed of a field of photovoltaic generators (See Figure 2).

The Solar Facility is composed of monocrystalline photovoltaic modules. Modules are electrically interconnected in series of strings and can be mounted on racking that can either 1) track the path of the sun or 2) is fixed at orientation and tilt angle.

To collect all DC output, an inverter station and step-up power transformer will be interconnected, conditioning the electric parameters for feeding energy to the Utility electric distribution network. Power

generated from the modules will be transferred via shielded cables within underground conduits to switch gear which forms part of the main power generation facility.

The modules are electrically protected, and above-grade wires are both shielded and secured to avoid exposure or accidental contact. All necessary protections for this type of facility and supporting structures for photovoltaic modules are included.

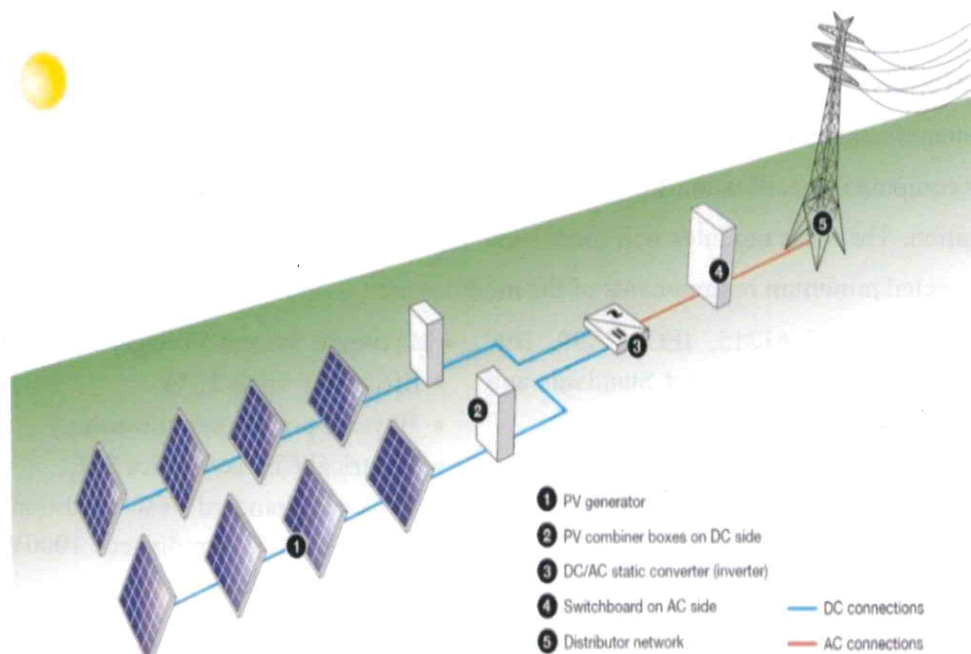


Figure 2. Diagram of a Grid-Connected Photovoltaic Facility

2.3. Acreage and General Dimensions of the Project Site

The Property is owned by the Property Owner, and the Project Site is a part of the Property. Surface Coverage is based on total impervious surface area including the flat panel area, access road, rain gardens occupying the land as a percentage of the Project Site. The Interconnection Line assumes a maximum of 20 ft of temporary, and 2 ft. permanent wide trench.

2.4. Solar Facility

The following sections describe the major components of the Solar Facility. *Selected manufacturers are not indicated as equipment selection may change during the design and permitting process due to market and economic conditions.* The final selected equipment is expected to be substantially similar to those proposed.

2.4.1. Summary of Project Components

Supporting structures are set considering economic, technical and land conditions for the modules to capture the most amount of solar radiation and obtain the best solar yield possible. The arrays are distributed into rows and consider surrounding shadings in the array design. There are open corridors between the rows of modules to perform construction and allow maintenance. The inverter station, which contains the transformer, will connect the Solar Facility to the existing Utility distribution network.

2.4.2. Solar Modules

The module manufacturer will depend on the availability of the modules during the procurement period. Manufacturer equipment specification sheets will be provided to the Town along with the Project's building permit application. The solar modules will meet New York's Uniform Fire Prevention and Building Code Standards. Expected minimum requirements of the modules are:

- Conform with IEC 61215, IEC 61730, IEC 61701, UL 61730 Solar Project Standards and other certificates.
- Project Standards and other certificates.
- High Module Conversion Efficiencies
- Dimensions 2384x1096x35mm
- Cell type: Monocrystalline
- Maximum System Voltage: 1500 Vdc (UL)
- Efficiency up to 21 %
- 30 years power output warranty
- Electrical Characteristics STC
- Values at Standard Test Conditions STC (Air Mass AM1.5, Irradiance 1000W/m², Cell Temperature 25°)

2.4.3. Supporting Structures

Evaluation of the structural design of support for the modules shall account for permanent loads, snow and wind loads, seismic conditions, structural calculation and foundations, module sizing, control of connections, geotechnical analysis and effects of temperature changes in accordance with applicable law and Building Code.

The metal supporting bases for modules shall be hot dip galvanized steel components with a minimum average thickness of 70µm as ISO/EN 1461 or equivalent or by an appropriate anodized aluminum of heavy-duty type and alloy for the better anti-corrosion protection of the construction. All connections including bolts/nuts, shall be of A2 stainless steel or compliant with other industry standard practices appropriate for the application defined.

To minimize ground disturbance, the supporting bases will be pile driven into the ground, considering the results of a geotechnical study. Following are several examples of the potential support structure considered for the Project.

Tracker Racking in Stowed Position:

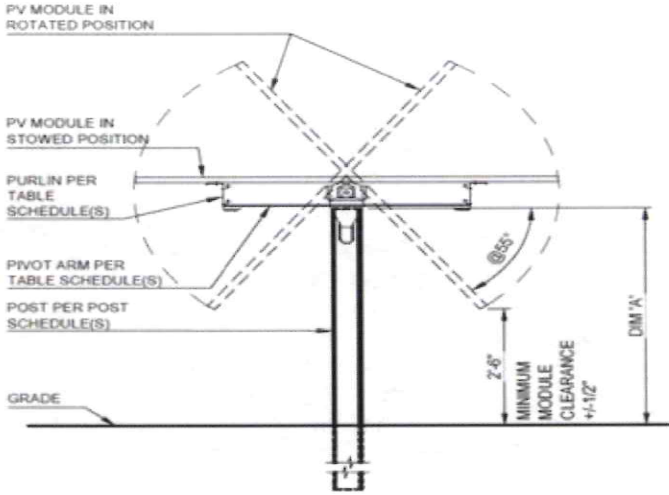


Figure 3a. Supporting Structure Overview (Tracker)

Key points of the Supporting Structure:

- Portrait mounting
- Mono-post anchored to the ground
- All connections bolted without welding.
- One tie bar and a crossbar in which the straps are supported

The module height above ground once attached to the tracker racking, is expected to be approximately 3 feet at the low-end with minimal visual effects at the Maximum Array Height.

Fixed-Tilt Racking:



Figure 3b. Supporting Structure Overview

In the case of fixed-tilt racking, the module height above ground once attached to the racking, is expected to be approximately 3 feet at the low-end and have visual effects at the Maximum Array Height.

2.5. Inverter and Transformer Station (“MV Station”)

The MV Station is inside a standard-sized outdoor container protected with weather-proof material to NEMA 4X protection degree and houses an inverter, transformer, power distribution and monitoring unit. The MV Station converts DC current generated from the PV array into grid-compatible AC current, which can be directly fed into the medium voltage grid.

2.5.1. Inverter

The inverter, part of a MV Station, shall meet at least the following requirements, international standards and tested by:

- UL 1741, UL 1741 SA
- IEEE 1547
- Rule 21
- NEC Code

DC load break switches and AC circuit breakers are provided on the inverter.

The DC cabinet of the inverter is shown in the following figure:

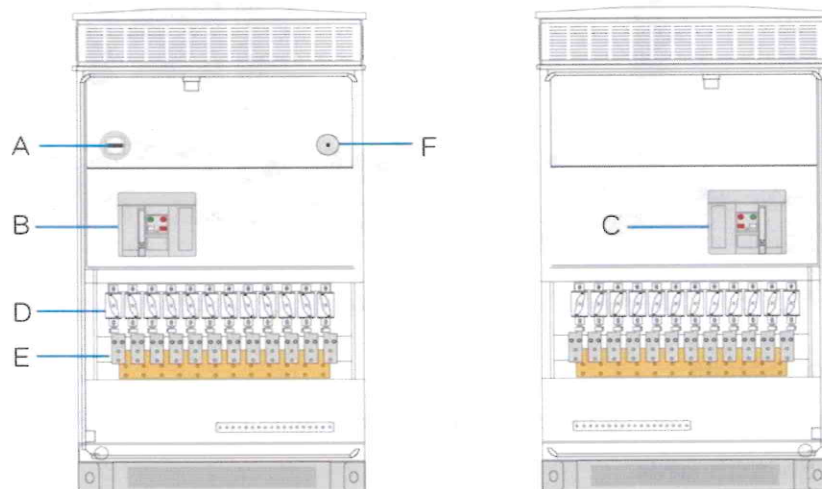


Figure 4. Inverter (Example)

No.	Name	Description
A	AC maintenance switch	Disconnect the switch before maintaining AC cabinet components.
B	QS1, DC load break switch 1	Disconnect the switch before maintaining AC cabinet components.
C	QS2, DC load break switch 2	Connect/disconnect the DC side of the unit 2.
D	Fuse	---
E	DC connection area	The upper part of the copper bar is for positive cable connection area while the lower part is for negative cable connection.
F	DC maintenance switch	Disconnect the switch before maintaining DC cabinet components.

2.5.2. Transformer

The transformer, part of a MV Station, is designed for installation at medium and large-scale utility solar facilities. Critical power connections are completed and tested in a factory environment and the pre-tested unit is shipped to the field ready for the final field connections. Factory manufactured MV Stations reduce installation and commissioning time. The all-in-one solution simplifies the installation, saves space and the visual impact is lower than other configuration options.

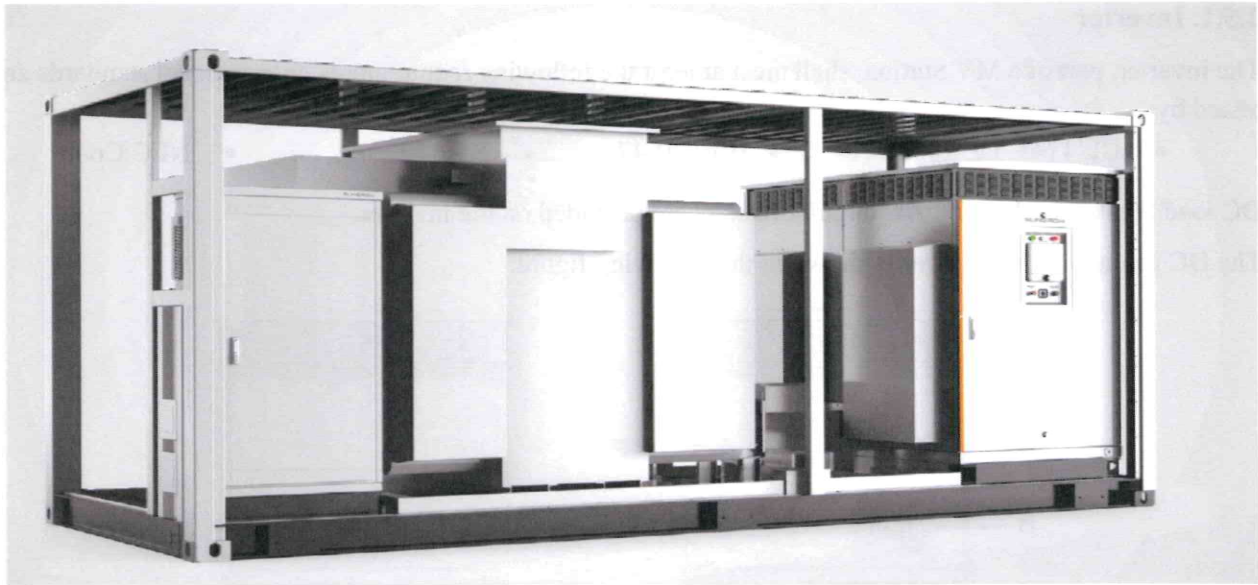


Figure 5. "All-in-one" LV Cabinet, Inverter, & Transformer Station

2.6. Electrical Installation

This section contains the remainder of the electrical devices required in the Solar Facility.

2.6.1. DC Electric Switchboards

Within each array, strings of modules are to be combined in parallel in a combiner box with a protection rating of NEMA 3R or above. The combiner boxes will have at least the following characteristics:

- Suitable for outdoor installation
- Designed for UV resistance
- Protection isolation
- Grounding copper tape
- Anti-condensation filter
- Mounting lugs and required nuts and bolts for installation
- Self-extinguishing and halogen-free materials
- Cable glands for output DC cable (up to 4x1x300mm² Al XLPE cable; defined per project) and signaling cable input & output
- Cable glands for communication cable and grounding cable
- DC fuse in negative pole per string
- Coverage of electrical items with methacrylate plate
- Disconnecting isolators 1500VDC must comply with applicable standards
- Fitted with surge protection Device, 3pole, 1500Vdc, 40kA
- Fully labeled and color-coded wiring (as per project all strings)
- Appropriate number of string inputs and associated fuse sizing
- In case of armored cable, glands have to be able to earth the aluminum armor

Operational ambient conditions are to be as follows:

- Temperature: 77.0°F to + 10.0 °F
- Relative humidity: 15 to 95 %

2.6.2. Wiring

Two types of wiring will be required in the Project, from modules to DC Box, and from DC Box to the general DC Disconnect Switch. Cables will meet the requirements of UL standard 4703, appropriate for solar photovoltaic applications.

Wiring will consist of single conductor, sunlight-resistant, direct burial photovoltaic wire, 2000 V for interconnection wiring of grounded and ungrounded photovoltaic power systems with the following features:

- Rated 90°C wet and dry
- Rated for direct burial
- Deformation-resistant at high temperatures
- Excellent moisture resistance, exceeds UL 44
- Stable electrical properties over a broad temperature range
- Increased flexibility
- Excellent resistance to crush and compression cuts
- Resistant to most oils and chemicals
- UV/sunlight-resistant
- Meets cold bend and cold impact tests at -40°C

2.6.3. Grounding

Metal enclosures containing electrical conductors or other electrical components may become energized as a result of insulation or mechanical failures. Energized metal surfaces, including the metal frames of modules, can present electrical shock and fire hazards.

By properly bonding exposed metal surfaces together and to the earth, the potential difference between earth and the conductive surface during a fault condition is reduced to near zero, reducing electric shock potential. The proper bonding to earth by the equipment grounding system is essential, because most of the environment (including most conductive surfaces and the earth itself) is at earth potential. The conductors used to bond the various exposed metal surfaces together are known as equipment grounding conductors (“EGC”).

The metallic device used to make contact with the earth is the *grounding electrode*. The conductor that connects the central grounding point (where the equipment grounding system is connected to the grounded circuit conductor on grounded systems) and a grounding electrode that is in contact with the earth is known as the *grounding electrode conductor* (“GEC”).

Combined Direct-Current Grounding-Electrode Conductor and Alternating-Current Equipment Grounding Conductor: An unspliced, or irreversibly spliced, combined grounding conductor shall be run from the

marked DC grounding electrode conductor connection point along with the AC circuit conductors to the grounding busbar in the associated ac equipment. See Figure 6.

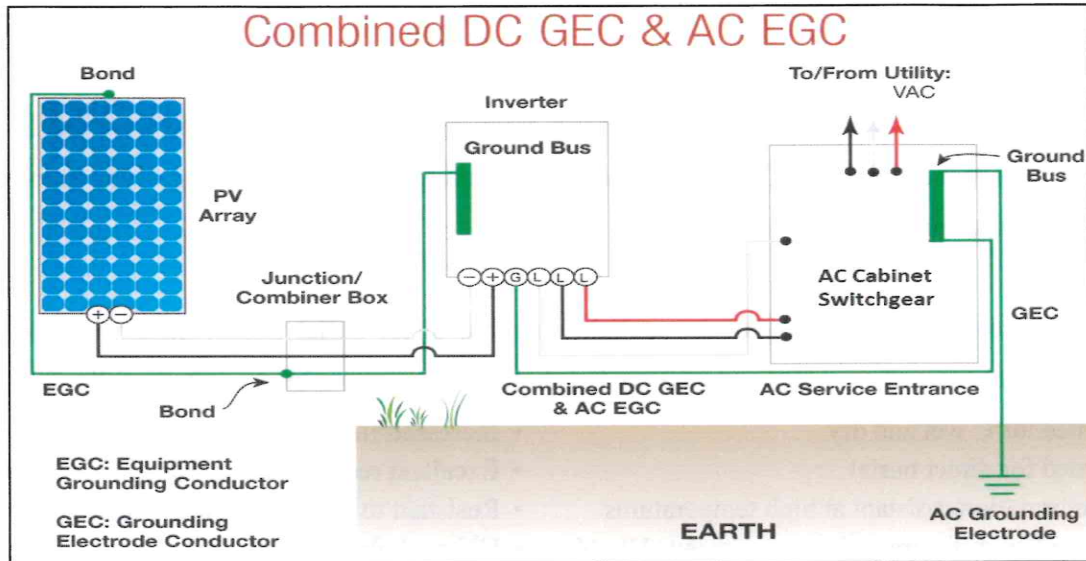


Figure 6. Combined EGC/GEC grounding routing Solar Facility

2.7. Monitoring

Sensors include:

- Combiner Box temperature
- Solar irradiation
- Panel temperature
- Ambient temperature
- Wind speed

All sensors such as the weather station and pyranometers must use dedicated MODBUS Channels for the collection of measurements. The MODBUS channels cannot exceed a maximum of 16 devices (pyranometers, temperature sensors, wind sensors, weather stations) with no other devices such as string monitors, inverters or relays are to be connected to the dedicated MODBUS channel for the weather sensors and pyrometer. All data sent to the Industrial PC (Supervisor software) must be received using MODBUS TCP protocol.

The monitoring system considered is centralized. This becomes possible by using the Inverter Station as a core data collection through a basic set of equipment. It is first necessary to obtain the values of the different variables to monitor. The monitoring system can monitor the AC installation and the DC installation (panels). For monitoring smaller parts of the DC installation at the inverter level there are more Combiner Boxes of lesser strings.

The best way to capture inverter information is using a system to provide communication with a PC. The inverter's own hardware is used for measurement, (hardware that is already included with the central

inverter). The price of a centralized monitoring system is usually lower than other solutions. Measuring switchboards have the advantage that they can monitor multiple system parameters, such as level of harmonics, phase equilibrium, etc.

The inverter station is a central monitoring system of the Solar Facility with these features:

- Grid visualization
- Generator visualization
- Inverter visualization
- Clearly visible external warning signals concerning voltage at the base of pad-mounted transformer and substation
- Registers
- Fault history visualization
- Warning history visualization
- Status visualization
- Internal debug
- * SI visualization menu

2.8. Mid Voltage Connection

The Solar Facility will satisfy the Utility technical interconnection requirements in order to work in parallel with the Utility distribution system. The Project will meet the following requirements:

- Voltage response range
- Frequency response range
- Inverters certified
- Protective function requirements
- Metering
- Operating requirements
- Dedicated transformer
- Disconnect switch
- Power quality
- Power factor
- Islanding
- Equipment certification
- Verification testing
- Interconnection inventory

2.8.1. Mid Voltage Interconnection Line

The proposed Interconnection Lines would be designed for 12.5 kV three-phase Wye-grounded (three conductors) circuits. The Interconnection Line will connect the transformer to the existing electrical grid on the Substation Circuit connecting to the Utility substation bank. The Interconnection Line will be underground until required by the Utility to interconnect to the Utility electrical grid.

The Interconnection Line will be installed in underground conduit. The conductor will be rated at 15 kV, backfilled with select and native backfill, and compacted. The main characteristics of the wire are:

- EPR/Copper Tape Shield with overall LSZH
- Conductor 1350 Aluminum Compact Class B strand
- Three conductor and grounding wire in contact with metallic shielding cape
- Medium-Voltage Power
- Shielded 15 kV
- For use in aerial, conduit, open tray and underground duct installations
- Electrical stability under stress
- Chemical-resistant
- Meets cold bend test at -35°C
- 105°C rating for continuous operation

- UL Type MV-105, 133%
- Ins. Level, 220 Mils
- Rated at 105°C
- Excellent heat and moisture resistance
- Excellent flame resistance
- Flexibility for easy handling
- Low friction for easy pulling
- 140°C rating for emergency overload conditions
- 250°C rating for short circuit conditions
- RoHS Compliant
- According to National Electrical Code (NEC), UL 1072 and more compliances

2.8.2. Point of Common Coupling (“PCC”)

The PCC is the point where the Project interconnects with the electric Utility grid.

Table 3. PCC Configuration Summary

Line Voltage at PCC (kV)	34.5
PCC Line Type	3 phase
PCC Line Configuration	Wye-Wye

2.8.3. AC Generator Disconnect Switch

In order to isolate and protect the Solar Facility from the Utility electrical grid, a load break disconnecting switch is necessary. The 3-phase disconnect switch located between the generating equipment and interconnection at the PCC, must be manual, visible, lockable and gang-operated. The Project Owner will have 24-hour/7-day unlimited access and control of this isolation switch.

The disconnect switch must be rated for the voltage and current requirements of the installation. Disconnecting means shall be rated to interrupt the maximum generator output; meet applicable Underwriters Laboratories (UL), American National Standards Institute (ANSI), and Institute of Electrical and Electronic Engineering (IEEE) standards; and shall be installed to meet the NEC and all applicable local, state, and federal codes. It will be clearly marked with permanent larger letters: “Generator Disconnect Switch”.

In accordance with the Project Owner’s safety rules and practices, this isolation device must be used to establish a visually open, working clearance boundary when performing maintenance and repair work. The designated generator disconnect also must be accessible and lockable in the open position and have provisions for both Project Owner and Utility padlocks and be capable of being tagged and grounded on the Project Owner side by Project Owner personnel.

The visible generator disconnect switch shall be a gang-operated, blade-type switch (knife switch) meeting the requirements of the NEC and nationally recognized product standards. Installation will also require a recloser with remote control and data access to be installed to:

- Monitor voltage current
- Provide for remote disconnect
- Act as a Utility controlled redundant protection system

2.9. Operation and Maintenance

The Property operation and maintenance plan requirement for a Solar System set forth in the Solar Law reads as follows:

Local Law #3 of 2020 Section 802.18.1 (ix)

ix. An operation and maintenance plan, including description of continuing Solar Energy Facility maintenance and property upkeep, such as mowing and trimming, safe access to the installation, as well as general procedures for operational inspections and maintenance of the installation.

x. An operation and maintenance plan, including description of continuing Solar Energy Facility maintenance and property upkeep, such as mowing and trimming, safe access to the installation, as well as general procedures for operational inspections and maintenance of the installation.

A separate “stand alone” Operations and Maintenance Plan (“O&M Plan”) has been submitted to the Town as part of the application for a special use permit and site plan approval. The O&M Plan is submitted separately for ease of tracking the Solar Law requirements.

The following is a summary of general operation and maintenance activities:

During operation, maintenance activities will focus on the scheduled preventive maintenance and repairs of the solar generating equipment. The maintenance and repair of Project components is expected to be coordinated through monitoring, on-site inspections, and technical support from the various warranty services provided by the equipment manufacturers. Unsafe, inoperable, and/or abandoned equipment, shall be removed by the Project Owner.

The Solar Facility will operate 7 days per week, generating electricity during daylight hours. Preventive maintenance activities will occur during normal working hours, generally twice per year, with the occasional need to conduct corrective maintenance to certain equipment or facilities during non-scheduled or weekend hours.

The solar generating equipment will be continuously monitored and controlled from a central control room during normal working hours with 24-hour monitoring from a remote source. The generation units, auxiliary systems and balance of the Solar Facility will be connected to a Supervisory Control and Data Acquisition system (“SCADA”).

Standard maintenance for the Solar Facility will include:

- **Modules Cleaning:** Module cleaning will be performed during preventive maintenance visits on an as-needed basis following extraordinary snowstorms. Module cleaning does not involve use of chemicals.
- **Scheduled Project Maintenance:** There will be the need to periodically inspect the modules (snow, ice, grass, vegetation) and make necessary alignment adjustments (i.e. tighten fasteners) or replace damaged modules to prevent breakdowns and production losses. Project components will go through maintenance checklist once or twice per year.

The checklist shall include such items as:

- Checking wire connections
 - Testing voltage/current
 - Inspecting components for moisture
 - Confirming settings on the inverter
 - Transformer maintenance
 - Resealing of system components
- **Corrective Maintenance:** Corrective maintenance will occasionally be required due to uncontrollable circumstances such as severe weather or premature failure of components. These unscheduled repairs will be undertaken in a manner to minimize impacts to the continued operation of the **Solar Facility**.
 - **Monitoring Management:** uses real-time data to oversee Project parameters.

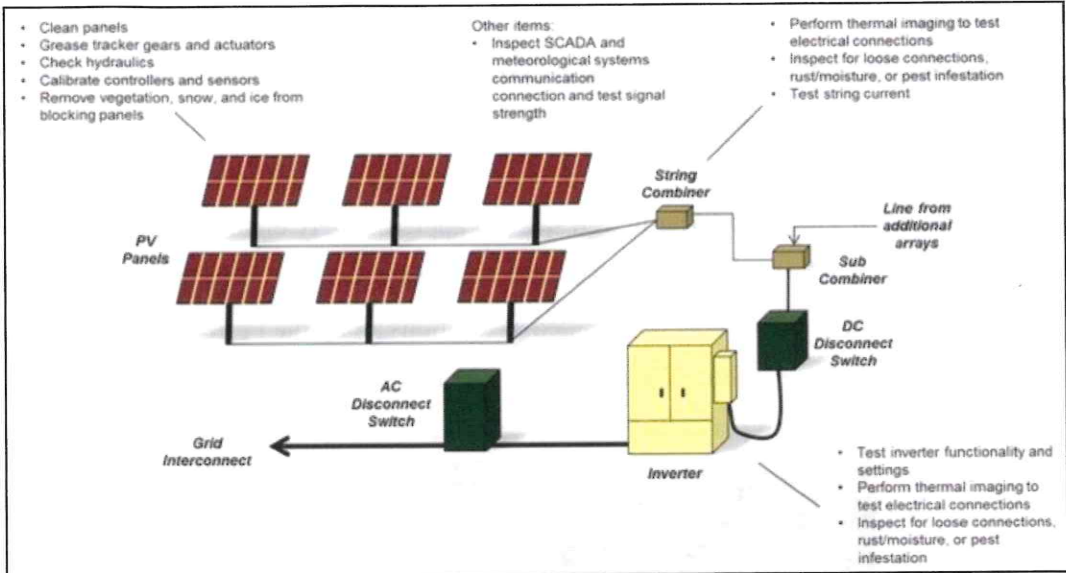


Figure 7. Highlights of the Solar Facility Maintenance

Typical equipment required to support operation and maintenance of the Solar Facility includes:

- Cleaning systems
- Standard electrical tools
- Building support systems
- Transport vehicles (pick-up truck, ATV, etc.)
- Standard mechanics tools

Project Site Maintenance: Frequency of site visits shall be determined based on season (more in summer, less in winter), but no less than quarterly to monitor vegetation. Any required corrective actions will be taken as soon as practical or warranted by the circumstances. Typical activities include:

- Visually inspect and report on all fencing for signs of damage, intrusion, and overgrowth of vegetation.
- Inspect signage to ensure all originally installed signs are present and legible.
- Maintenance of access road, including snow removal as needed.
- Vegetation may need to be trimmed or cut back to avoid shading of the solar modules. Shading inspections will be done semi-annually, and trimming will occur as needed. This would include ground cover, existing vegetation, and screening vegetation. Ground cover will be either mowed, as needed, or sheep may be utilized to graze the array area.
- Adherence to any Storm Water Pollution Prevention Plan practices, if any

2.10. Site Security

Limiting access to the Project Site to non-authorized personnel is necessary both to ensure the safety of the public and to protect equipment from potential theft and vandalism.

The perimeter of the Solar Facility will be fenced with an approximately eight-foot-high fence to facilitate Project and equipment security (see Figure 8 for proposed fencing type). Surveillance methods such as security cameras or motion detectors may be installed at locations along the Project Site boundary. There is no lighting proposed on the Project Site. Warning signs with the Project Owner’s phone number will appear on signs placed at the entrance and perimeter of the of the Solar Facility.



Figure 8. Fencing

2.11. Temporary Construction

Temporary construction staging areas are required for temporary construction offices, construction parking, material laydown and storage areas, an equipment assembly area, and portable toilet facilities. These areas will be located on the Project Site and used throughout the Project construction period and then decommissioned. The exact location of the temporary construction staging areas will be defined in the drawings.

Graded all-weather roads may be required in selected locations on the Project Site during construction to bring equipment and materials from the staging areas to the construction work areas. These roads may not be decommissioned after construction and may be utilized for long-term Project operation and maintenance.

2.12. Water Uses and Sources

The Project will not use any utility water for electrical power generation.

2.13. Erosion Control and Storm Water Drainage

A Storm Water Pollution Prevention Plan (SWPPP) study has been prepared, submitted and reviewed by the Town’s review engineer.

2.14. Vegetation Treatment and Management

The Project Site consists of low volume forest land with dense undergrowth. The project site will be cleared for the construction of the project. Native vegetation (low growing grasses) will be planted after construction to grow amongst the solar panels.

2.15. Waste Materials Management

The Project will generate a variety of non-hazardous wastes during construction and operation. These waste items may include the materials listed in Table 4:

Table 4: Waste and Hazardous Materials Management	
Item	Description
PVC Cement	Adhesive used for underground PVC conduit and ground sleeve
Cardboard	General packaging
Plastic	General packaging, wiring coating
Cold Galv	Anti-rust galvanizing spray used when cutting material to prevent rust.
Copper & Aluminum	Wiring systems trims

Material Safety Data Sheets (“MSDS”) will be maintained at the Project Site during construction. All waste shall be disposed of according to what is specified in the MSDS.

2.15.1. Construction Waste Management

During construction, inert solid wastes may include recyclable items such as paper, cardboard, solid concrete, metals and wire, Type 1 to 4 plastics, drywall, and wood. Non-recyclable items include insulation, other plastics, food waste, packing materials, and other construction wastes. Management of wastes will be the responsibility of the Project Owner. Typical management practices required for contractor waste include recycling, when possible, proper storage of waste and debris to prevent wind periodic transport and disposal of waste by an authorized trash hauler. A waste management plan will be implemented during construction.

It is expected that a 40-cubic-yard container will be staged at the Project Site and emptied (exchanged) on an “as needed” basis. Construction waste is not expected to have an impact on public health. No hazardous wastes are expected.

2.15.2. Operations Waste Management

During operations, inert solid wastes generated would be predominantly routine maintenance wastes, such as scrap metal, wood, and plastic from surplus and deactivated equipment. Scrap materials such as paper, packing materials, glass, metals, and plastics will be segregated for recycling. Non-recyclable inert wastes would be stored in covered trash bins in accordance with local ordinances and picked up by an authorized local trash hauler for transport and disposal.

2.16. Fire Protection

Fire protection at the Project Site will include safety measures to ensure the safeguarding of human life, prevent personnel injury, and preserving property. The Project Owner will offer to meet with the local fire department(s) to provide them with information related to the Project.

2.17. Health and Safety

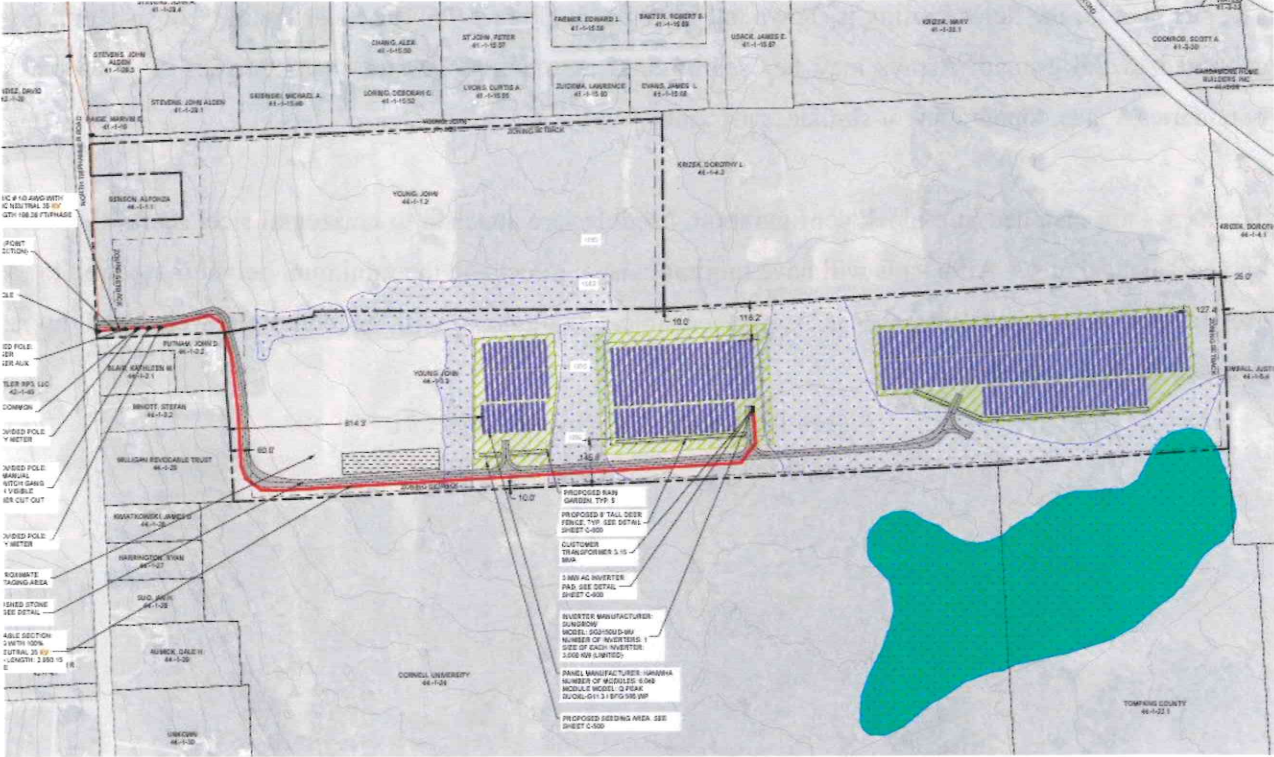
A “Health and Safety” plan will be in effect during construction with regular inspections. Workers will be required to use personal protective equipment (“PPE”) during construction activities. Required PPE will be approved for use, distinctly marked to facilitate identification, and be used in accordance with the manufacturer’s instructions. The PPE will be of such design, fit, and durability as to provide adequate protection against the hazards for which it is designed. The use of PPE for site activities includes but is not limited to safety glasses or goggles, hardhat, earplugs, dust mask, leather and/or insulated gloves, safety-toe and/or metatarsal shoes, apron, and safety belt.

During construction, a first aid station, complete with all emergency medical supplies, will be located on the Project Site.

3.0. CONSTRUCTION OF THE SOLAR FACILITY

The following section generally describes the activities that are anticipated to occur before and during Project construction and throughout operation and maintenance of the Project.

Figure 9b. Project Site Layout Project #2



3.2. Access and Transportation System, Component Delivery, Worker Access

The Project Sites access for general construction traffic will be from the Access Point by an access road. Traffic will come from there onto the main access drive to the Project Sites where all deliveries will occur. The Access Point will also be the primary route for workers to access the Project Site. Parking will be provided at the Project Site. It is not expected, but if necessary, a traffic and transportation plan will be developed to address flagging and traffic management along public roads during the construction phase. Construction traffic would continue for approximately six months from the start of construction.

3.3. Construction Work Force Numbers, Vehicles, Equipment, Timeframes

Construction activities would include road and access construction, solar installation, operation and maintenance facility construction, Interconnection Line trenching, installation of a direct buried rated Interconnection Line, cleanup, and site reclamation. The anticipated number of workers and type of equipment to construct the Project are provided in Table 5.

Table 5: Typical construction estimated personnel and equipment required

Item:	# of Personnel	Equipment
Survey	3	2 pickup trucks
Solar Installation	12	1 piling and drilling machine 1 fork lift 2 trucks
Temporary Road Construction	6	1 excavator 1 road grader 2 trucks
Trench and backfill	4	1 excavator 1 compactor 2 trucks
Interconnection Line	4	1 spool truck 1 trencher 1 truck
Clean-up	4	1 truck
Rehabilitation	2	1 truck
Estimated personnel	35	

3.4. Site Preparation, Surveying and Staking

A detailed land survey will be performed to establish local benchmarks and Project Site boundaries. A topographic survey will be performed to establish the Project Site’s grading and drainage plans for the arrays, roadways, and other Project features. A lot line improvement may be needed for the projects and will be submitted at a later date. Detailed maps with GPS coordinates will be supplied to proper authorities having jurisdiction as required for permitting.

A licensed survey team, prior to commencement of construction, will properly stake the Project Site physical boundaries and construction footprints. The survey team will additionally stake the path through any right of ways (“ROW”s) for the Interconnection Lines or provide a detailed map using GPS coordinates.

3.5. Site Preparation and Vegetation Removal

Vegetation will only be removed in disturbed areas as required for placement of modules, electrical equipment, access road and drainage swales. Vegetation removal will be minimized as much as possible.

The Project Site is expected to require minimal grading. To the extent possible, the racking system will be adapted to the existing topography. Minimal grading may be required for the inverter and transformer pad.

3.6. Solar Facility Construction

Prior to installation of the modules, the supporting steel posts would be installed, generally pile driven to minimize ground disturbance. The modules would be mounted by hand to the steel posts and all necessary

electrical, communications, and other connections will be made. All significant assembly and erection will be conducted on site.

3.7. Project Construction

The anticipated Construction Schedule may change based on time of year/product availability.

3.8. Gravel Needs and Sources

Gravel needs would be moderate. The main access road, if needed, would use compacted, crushed gravel imported from offsite. Materials will be locally sourced to the extent possible.

3.9. Electrical Construction Activities

Power generated by the modules will be collected through a power collection system. The collection system will direct the output from the modules to the on-site transformer to be transmitted through the Interconnection Line to the Utility grid.

3.10. Interconnection Line Construction Sequence

The Interconnection Line from the Project Site to poles required the Utility will be underground. The construction of the Interconnection Line is a several step process. The initial step will be clearly surveying the ROW boundaries and marking any existing underground utilities. After the ROW has been staked, excavation equipment can be used to dig the trench. The excavated soil will be used for backfilling or disposed of on-site. When the trench is prepared, the conduit installation process can begin, utilizing the proper backfill around the conduit, if required. Above the conduit placement, the previously excavated native soil can be used to fill in the remaining trench depth.

The Engineering, Procurement and Construction contractor (EPC Contractor) shall provide a compilation of all user manuals, guarantees and warranties to the Project Owner and O&M Contractor including a data sheet for each item of equipment.

4.0. ENVIRONMENTAL CONSIDERATIONS

4.1. Description of Project Site and Potential Environmental Issues

4.1.1. Special or Sensitive Species and Habitats

General locations where rare animals, rare plants, and significant natural communities (such as forests, wetlands, and other habitat types) are already documented in New York State. The Project Site is not located

within an area designated as having the potential for habitat for rare plants and/or endangered animals via the NYSDEC Environmental Resource Mapper Rare Plants and Animals Overlay Map (“DEC Mapper”). The Project Site does not fall within lands known or expected to be near critical habitat protected under the U.S. Fish and Wildlife Service (“USFWS”).

4.1.2. Visual

There will be a landscaping plan provided to mitigate the view of the solar field.

The Project Site consists of mostly vacant areas. The Property is bounded as follows:

- North: residential area
- East: heavily wooded areas
- South: heavily wooded areas
- West: densely wooded areas at project #1, as well as residential homes on project #2

See Figure 10 on the following page for the location of nearby residences and structures.

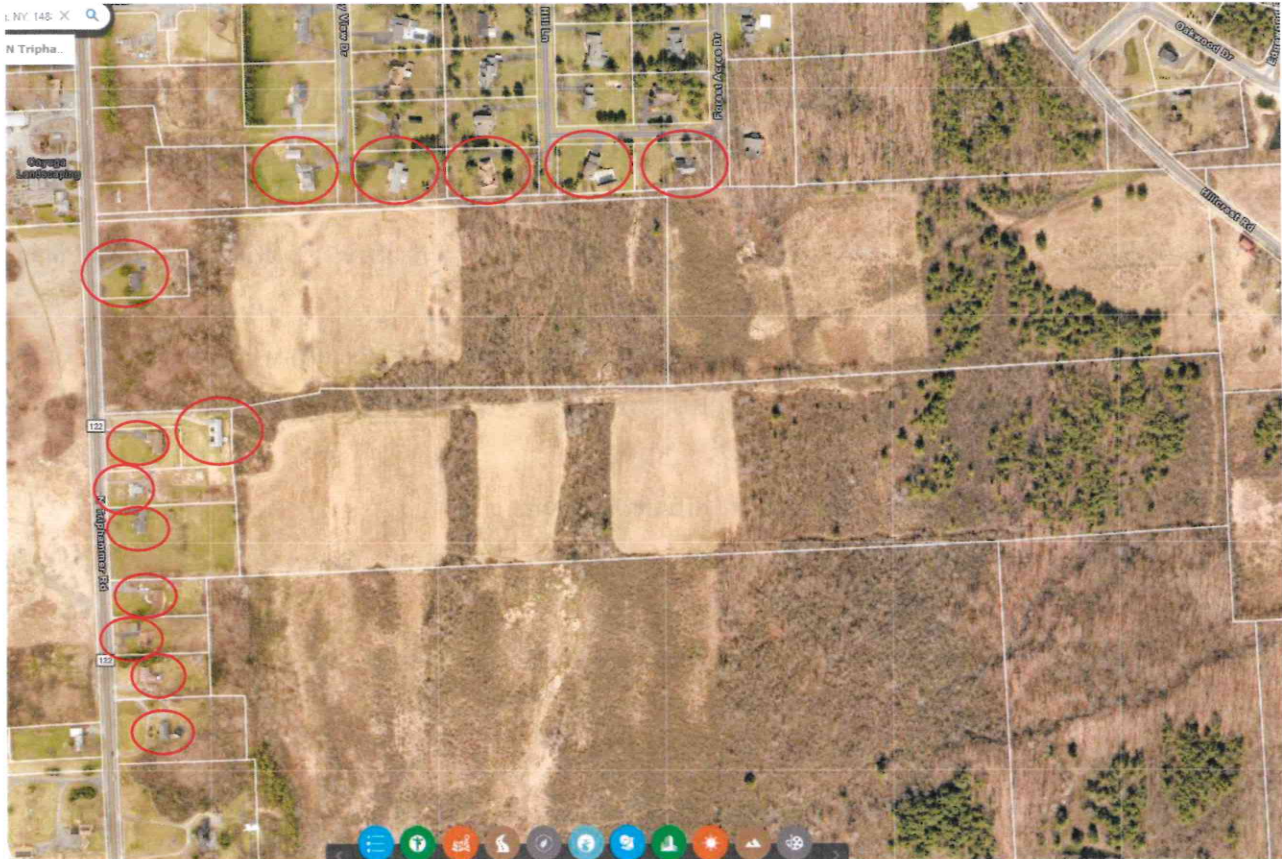


Figure 10. Nearby Residences / Buildings

4.1.3. Glare and Glint

Solar panels are designed to not reflect sunlight. In general, solar panels absorb as much sunlight as possible while reflecting as little light as possible. Solar panels produce less glare and reflectance than standard home window glass. Solar panels use “high-transmission, low-iron” glass, which absorbs more light, producing smaller amounts of glare and reflectance than window glass. Research has shown that they reflect less light than snow, white concrete, and energy-efficient white rooftops.

Glint is typically defined as a momentary flash of bright light, often caused by a reflection off a moving source. A typical example of glint is a momentary solar reflection from a moving car, or “catching” something bright out of the corner of your eye.

Glare is defined as a continuous source of bright light. Glare is generally associated with stationary objects, which, due to the slow relative movement of the sun, reflect sunlight for a longer duration. The difference between glint and glare is duration. Industry-standard glare analysis tools evaluate the occurrence of glare on a minute-by-minute basis; accordingly, they generally refer to solar hazards as “glare”.

The ocular impact of solar glare is quantified into three categories (Ho, 2011):

1. Green – Unproblematic shine. Low potential to cause after-image. This type of glare can be compared to noticing something shiny in the distance.
2. Yellow - Potential to cause temporary afterimage (flash blindness). This type of glare is much like sunrise and sunset glare for drivers who struggle to find the perfect angle for car visors so they can continue to operate their vehicle safely while traveling through areas of such glare.
 - a. Standard levels of yellow glare can, for the most part, be handled with relative ease utilizing slatted fencing or local foliage landscape mitigation measures.
 - b. Only extremely high levels of this type of glare (in the area of the chart labeled as “direct viewing of the sun” which is uncommon to find with PV installations) would be considered an insurmountable hurdle to a PV installation of any size.
 - c. High levels/intensities and long durations are different factors.
3. Red - Potential to cause retinal burn (permanent eye damage). PV modules do not focus reflected sunlight and therefore retinal burn (RED glare) is typically not possible.
 - d. This is the ONLY type of glare that would be considered an insurmountable hurdle to a PV installation of any size.

These categories assume a typical blink response in the observer.

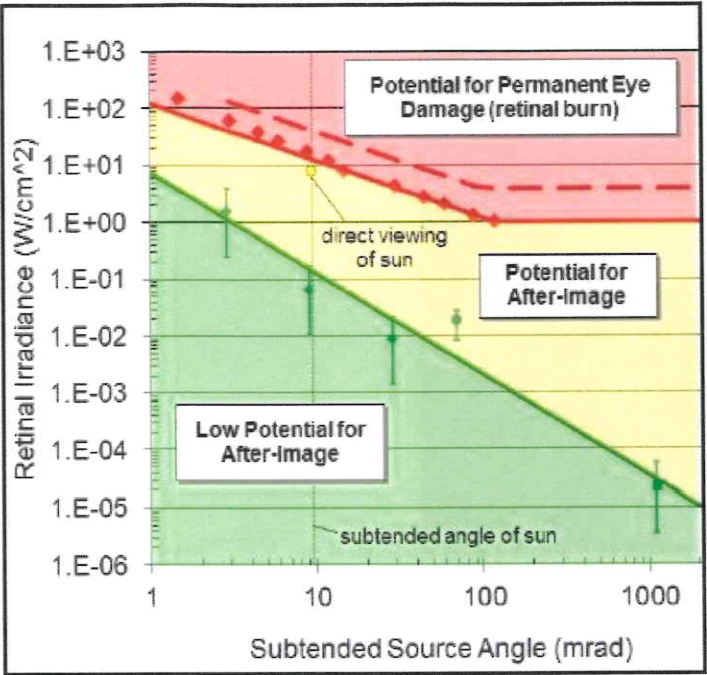


Figure 1 - From *ForgeSolar* website (sample glare hazard plot defining ocular impact as function of retinal irradiance and subtended source angle (Ho, 2011))

To further put glare into perspective, the following is presented.

YELLOW glare such as in the graphic below could only be seen when standing directly next to project panels at the perfect angle when the sun is in a perfect place—indeed the point of a photographer standing directly by these panels and waiting for the perfect moment to capture this image. It is also possible that the panels in the picture shown do not have an anti-reflective coating.



Solar panel showing solar glare

GREEN glare, as illustrated below, is the more common occurrence with solar projects—a noticeable shiny area (in the northwest area) as compared to panels where the sun is not quite in perfect alignment yet.



The effect of this noticeable shine to certain areas of the project area is still seen from a relatively close up vantage point and at the optimal height this image was captured, possibly by a drone. A similarly sized project in the distance, closer to the horizon of the photo would be unlikely to show even the levels of green glare that the system in the foreground reflects.

US patent # 6359212 (method for testing solar cell assemblies and second surface mirrors by ultraviolet reflectometry for susceptibility to ultraviolet degradation) explains the differences in the refraction and reflection of solar panel glass versus standard window glass.

When a ray of light falls on a piece of glass, some of the light is reflected from the glass surface, some of the light passes through the glass (transmitted), and some (very little) is absorbed by the glass. Following are parameters to consider when considering glare from solar panels:

- The measure of the proportion of light reflected from surface is called reflectance (reflection): R
- The measure of the proportion transmitted is the transmittance (this is where the term high light transmission glass comes from because the glass is formulated to allow more sunlight to pass through its surface than would pass through a standard glass surface): T
- The measure of the proportion absorbed is absorptance (absorption) (this amount is very small for clear glass, much smaller proportionately, than the other two components): A

Each quantity is expressed as a fraction of the total intensity (quantity) of a ray of light. Intensity may be expressed as follows: $R + A + T = 1$.

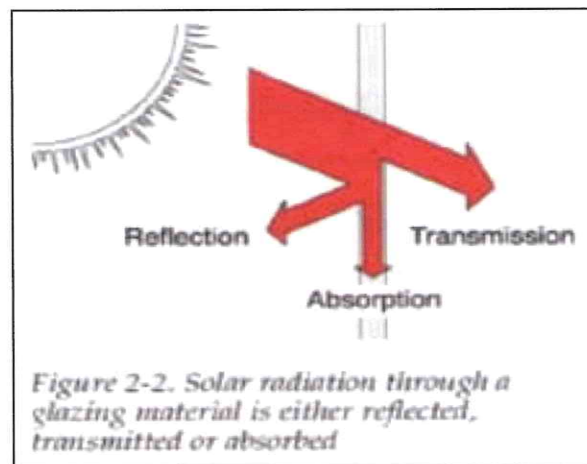


Table 6. Solar Radiation through Glazing Material

The reflection/refraction behavior of a medium is directly related to its index of refraction. Lower the index of refraction is suitable because the medium is allowing more of the incident ray to pass directly through.

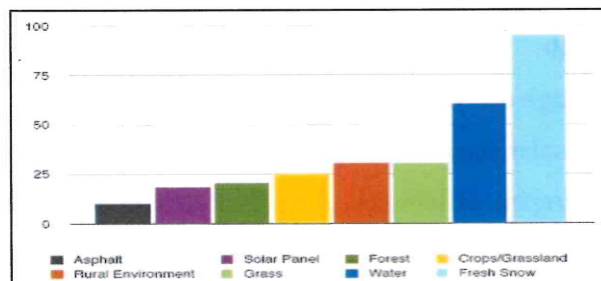


Table 7. Common Reflective Surfaces

It should be noted from the graph and the table above, that the reflected energy, in percentage, of solar glass is much lower than water and even below that of forest reflection.

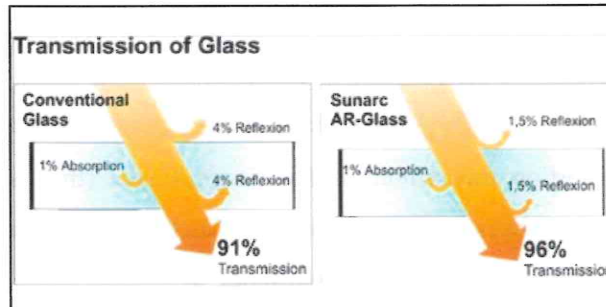


Table 8. Anti-Reflective Coating reflect a lower percentage of light than smooth water.

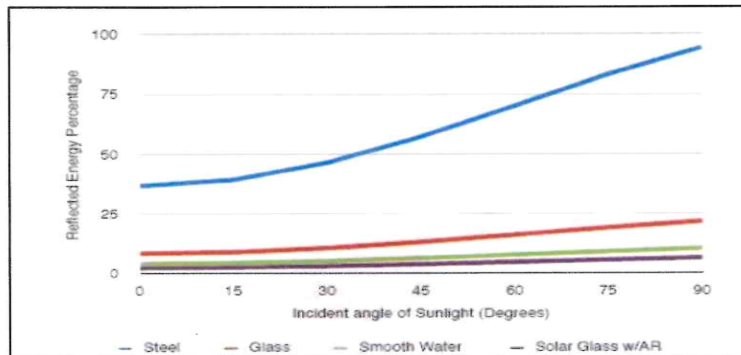


Table 9. Analysis of typical Material Reflectivity with sunlight angle (from normal).

Steel, a common building material, reflects far more incident sunlight than a solar panel.

The percentage of the incoming sunlight that is reflected is very low for high sun angles (most of the day) and increases for a very low sun angles (near sunrise and sunset when the intensity of the sun is already substantially lower than at mid-day.).

Taking into account existing vegetation and distance from the road as well as the aforementioned information regarding glare off the solar modules, roadways, buildings and flights paths will not be impacted by glare from the panels.

4.1.4. Storm Water Drainage

4.1.4.1 Storm Water Drainage off Modules

The storm water impacts of a solar installation will depend upon the project design, site conditions and characteristics, as well as topographic conditions. A SWPPP determines the impact, if any, of the existing runoff conditions and remediation actions, if needed, for the proposed runoff conditions. The Solar Facility

is a fixed structure mounted and is installed with minimal impact to the current topography and groundcover conditions. Also, the Solar Facility is arranged with sufficient distance between the modules to allow rainfall to infiltrate between each module and flow between arrays, allowing any runoff to naturally infiltrate and drain over all ground surfaces.

The conceptual design of the Project has been arranged, to the maximum extent practicable, to mimic natural hydrology. Rainwater falling on the modules will not channel or accumulate in large volumes as it will runoff the modules using the gap between each module, about 1 inch. Rainwater will fall off each module within a few feet of where it would naturally fall. Additionally, the site has full grass ground cover, minimizing erosive actions.



Figure 11. Module Spacing Gaps

Elements of the Solar Facility that alter natural infiltration, such as steel poles driven into the ground and any other racking components are treated as impervious. Other impervious elements would include concrete pads or foundations for racks or inverter cabinets.

The following factors have been considered during the design process:

- Runoff to flow onto and across vegetated areas to maintain the disconnection
- Disconnecting impervious surfaces works best in undisturbed soils.
- Minimizing ground disturbance.

The rows of solar panels will be installed according to Figure 12 below. In this scenario, the disconnection length is the same as the distance between rows and is at least 80% of the width of each row. Therefore, each row of modules is adequately disconnected between modules and between rows.

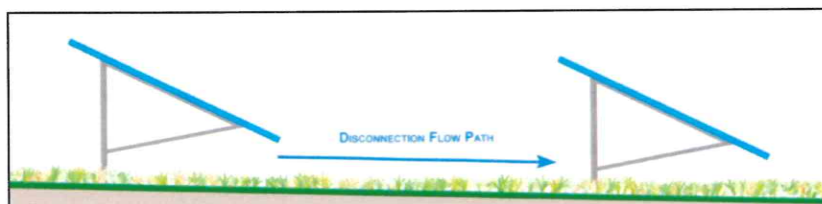


Figure 12. Array Spacing - disconnection flow path between arrays

4.1.4.2 Vegetation under Modules

The modules will reduce direct sunlight under each module in direct proportion to its total collection area; this may reduce plant coverage and density under the modules. In contrast, this shading will increase the moisture of the ground providing an extra water source for vegetation.

There will be shading underneath each module (varies based on sun position and type of array layout). Within this area there will be reduced sunlight intensity. Sunlight intensity is reduced but still enough intensity remains to allow grass to persist under the shaded area. The growing pattern will be slower than the conditions associated with full open environments but good enough to allow grass to endure. Generally, the measurements made in the various light regimes indicate native grasses grows best when light values exceed 600 Lx but the growing patterns will be reduced to a level where the grass will have a thinner cover and resulting a slower growing path for the grass. Other contiguous grasses may actually benefit from some shading providing a slightly moister substrate that could be utilized by the grasses. (Source: proposed solar panels vegetation impacts, prepared by Joseph Arsenault, July 2010)

4.1.5. Noise

Very minimal low-level noise is generated from the electrical inverter and distribution transformer. Inverters are tested and do not generate disturbing noise levels, and noise from equipment will not be audible at the Property boundary. Central inverters are usually surrounded by the solar panel arrays whose electricity they manage—further distancing them from anyone who might happen to be nearby. At a distance of 1m, central inverters have a sound pressure level of less than 70dB. Furthermore, because solar modules produce power only when the sun is shining, inverters will be completely silent at night.

If trackers are proposed for the Solar Facility, the tracking racking will move slowly following the sun. This tracker movement is slow and will not create any perceptible noise.

4.1.6. Dust and Waste

The inclination of the modules allows water to flow freely through them and clean the surface when it is raining. No dust will be generated during operations. Modules after use (20 or 30 years) are 95% recyclable. The equipment will be designed for a 30-year lifespan, and end-of-life site remediation and equipment replacement options will be discussed in the Decommissioning Plan.

4.1.7. Safety

A health and safety plan will be implemented during construction. All equipment installed will comply with safety rules. Warning signs (visible, in good condition and permanent) will be posted. Perimeter fencing and surveillance system will be considered. All the equipment will be tested and in warranty. Equipment must comply with Federal, State and local regulations and applicable laws.

The electrical safety for workers will be designed and evaluated in detail. The hot parts will be isolated, and general equipment or switching devices will be mechanically interlocked. The electrical installations are equipped with protection against abnormal operating conditions, providing compliance with safety rules.

4.1.8. Impacts During Construction

It is expected that some noise will be generated during construction activities. All actions involving risk will be considered: civil engineering, machinery, transportation, etc. Impacts due to construction will be investigated, and mitigation measures will be proposed. The contingency provision for the Solar Facility consists of a detailed analysis of the possible occurrence of an incident while under construction; the purpose is to have a response to maintain the safety of people, environment, and Property.

4.1.9. Cultural and Historic Resource Sites and Values

The historic and archeological map will be utilized to identify if any cultural or historical significance exist on site. Any cultural resource that would be directly or indirectly impacted, if any, would be subject to further evaluation.

4.1.10 Solar Facilities Classified as Non-Hazardous Materials

Photovoltaic panels are designed to last more than 30 years, and many manufacturers back their products with performance guarantees backed by warranties. Many Solar Energy Industry Association (“SEIA”) members already operate take-back and recycling programs for their products. They are committed to guiding both state and federal regulations that support safe and effective collection and recycling of end-of-life modules.

End-of-life disposal of solar products in the US is governed by the Federal Resource Conservation and Recovery Act (“RCRA”) (<http://www.epa.gov/lawsregs/laws/rcra.html>), and state policies that govern waste. To be governed by RCRA, panels must be classified as hazardous waste.

To be classified as hazardous, panels must fail the Toxicity Characteristics Leach Procedure test (“TCLP Test”). Most panels pass the TCLP test, and thus are classified as nonhazardous and are not regulated. Numerous companies make available to its customers modules that do not contain toxic heavy metals (no more lead or cadmium than allowed under RoHS).

Because panel materials are enclosed, and don’t mix with water or vaporize into the air, there is little, if any, risk of chemical releases to the environment during normal use. The most common type of panel is made of tempered glass, which is quite strong. They pass hail tests.

All solar panel materials are contained in a solid matrix, insoluble and non-volatile at ambient conditions, and enclosed. Therefore, releases to the ground from leaching to the air from volatilization during use, or from panel breakage, are not a concern. Ground-mounted arrays are typically made up of panels of silicon solar cells covered by a thin layer of protective glass, which is attached to an inert solid underlying substance (or “substrate”).

The main component of most modules is silicon, which isn’t intrinsically harmful, but parts of the manufacturing process do involve hazardous chemicals and these need to be carefully controlled and regulated to prevent environmental damage. It is important to note that the same materials are in other electronic goods such as computers and TVs.

Generally, companies participate in a fully funded collection and recycling system for end-of-life modules produced globally; have written a letter to SEIA urging it to support Extended Producer Responsibility (“EPR”) laws and regulations; support public EPR policies in the regions where the company manufactures and sells modules and takes responsibility for recycling by including the “crossed out garbage bin” symbol on module name plates, including a PV Cycle link on the company website; and clearly describe on the website how customers can responsibly return modules for recycling.

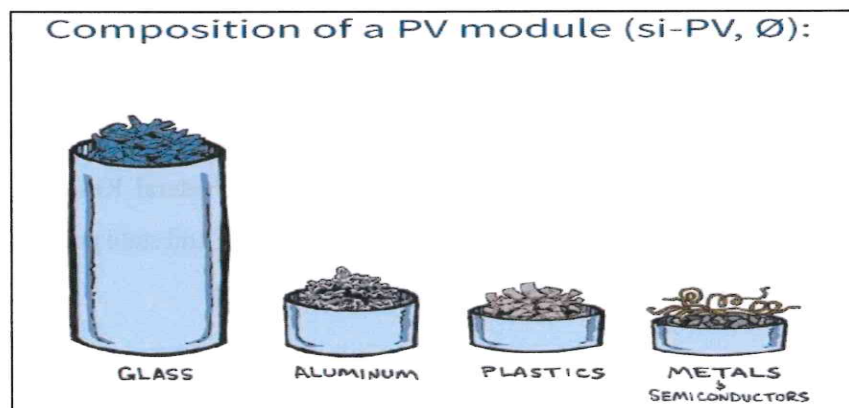


Figure 13. PV Module Composition - Source: PV Cycle

Transformers used at solar installations are similar to the ones used throughout the electricity distribution system in cities and towns. Modern transformers typically use non-toxic coolants, such as mineral oils. Potential releases from transformers using these coolants at solar installations are not expected to present a risk to human health. Release of any toxic materials from solid state inverters is also unlikely provided appropriate electrical and installation requirements are followed.

4.1.11 Decommissioning Plan

The decommissioning requirement for a Solar Facility set forth in §802.18.14 of the Solar Law read as follows:

Local Law #3 of 2020 Section 802.18.14

Abandonment and Decommissioning. A Decommissioning Plan shall be submitted with each Application in accordance with § 802.21 of this Chapter. Approval of the Decommissioning Plan by the Town Planning Board shall be required, including under Site Plan review. Removal of Solar Energy Facilities must be completed in accordance with the Decommissioning Plan. If the Solar Energy Facility is not decommissioned after being considered abandoned, the municipality may remove the system and restore the property and impose a lien on the property to cover these costs to the municipality.

Local Law #3 of 202 Section 802.21.1

A Decommissioning Plan shall, at a minimum, contain the following elements and meet the following requirements.

- i. Specify when and what constitutes an event requiring decommissioning, including abandonment of the facility. In all cases the lack of production for 6 months (or for 12 of any 18 months) and the violation of any site plan conditions, the lack of a current permit or violation of permit conditions, including but not limited to maintenance of any required decommissioning bond or security, shall be an event requiring decommissioning.*
- ii. Specify the form and type of notice required to the Town in the event of any decommissioning, sale, transfer, partial transfer, assignment, or occurrence of any event which may result in an act or partial order requiring partial or complete decommissioning of the site.*
- iii. The means and methods by which utility interconnections will be removed and permitted by the utility provider, as well as all electrical and other safety precautions undertaken during removal.*
- iv. All decommissioning and restoration activities shall be completed within 150 days of the date decommissioning was ordered or required, including under the plan.*
- v. Demonstrate the removal of all Solar Panels, Battery Energy Storage Systems, wind turbines, electrical appurtenances, Towers, structures, equipment, security barriers and transmission lines.*
- vi. Demonstrate the minimization of disruption to field drains and soils, and the*

remediation of drains and soils, including stabilization and revegetation of any sites or disturbances, including as minimize erosion. Decompaction of soils to 18 inches and removal of any installed materials to 4 feet is required. The Planning Board may allow the owner or operator to leave landscaping or designated belowgrade foundations in place to minimize erosion and disruption to vegetation in a proper case, but generally all of the New York Department of Agriculture and Markets' Guidelines for Agricultural Mitigation for Wind Power Projects or Solar Energy Projects, as applicable, shall be adhered to in any plan.

vii. Specify disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations, including the removal of any damaged or contaminated soils. No designation of any facilities by a 'beneficial use declaration' shall be permitted to vary this clean-up and remediation/ disposal rule.

viii. Include an expected timeline for execution, together with a cost estimate detailing the projected cost of executing the Decommissioning Plan, duly prepared and sealed by a Professional Engineer. Cost estimations must take inflation into account over the expected life of project, and have a mechanism to ensure the periodic updating and securitization of decommissioning costs."

A separate “stand alone” Decommissioning Plan has been submitted to the Town as part of the application for a special use permit and site plan approval. The Decommissioning Plan is submitted separately for ease of tracking the Solar Law requirements.

The following is a summary of general Decommissioning Plan activities:

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

- Photovoltaic (PV) modules, module racking and supports.
- Inverter units, substation, transformers, and other electrical equipment.
- Wiring cables, perimeter fence.
- Inverter pad concrete foundations.

Generally, decommissioning of a Solar Facility proceeds in the reverse order of the installation.

1. The Solar Facility shall be disconnected from the Utility power grid.
2. PV modules shall be disconnected, collected, and disposed of at an approved solar module recycler or reused / resold on the market.
3. All aboveground and underground electrical interconnection and distribution cables shall be removed and disposed off-site at an approved facility.
4. Galvanized steel PV module support and racking system support posts shall be removed and disposed off-site at an approved facility.
5. Electrical and electronic devices, including transformers and inverters shall be removed and disposed off-site by at approved facility.
6. Concrete foundations shall be removed and disposed off-site at an approved facility.
7. Fencing shall be removed and will be disposed off-site by at an approved facility.

Site decommissioning and equipment removal can take a month or more. Therefore, access roads, fencing, electrical power, and other facilities will temporarily remain in place for use by the decommissioning workers until no longer needed. Demolition debris will be placed in a temporary onsite storage area pending final transportation and disposal and/or recycling according to procedures. No hazardous materials or waste will be used during operation of the Solar Facility; disposal of hazardous materials or waste will not be required at decommissioning.

The piling for support structures is without concrete foundation, so removing piles will not be onerous. The diameter of the holes in the ground are small in terms of impacted area and will be refilled accordingly. Excavations will be backfilled and restored with native onsite material. No significant grading or rework of the site will be performed.

Most materials of the Solar Facility have value: steel, copper, aluminum, and others. The quantity and value of recycled and reusable materials could vary according to markets value, facility conditions and lifespan.

4.1.12. Other Environmental Considerations

Visual resources in the Project area have been affected by past and present actions, including the construction of highways and roads, Utility lines, sewerage, water utility lines, and limited commercial and residential development, but the existing vegetation allows direct view of the solar project from nearby buildings and highways to be avoided.

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: NY Lansing II, LLC
Mailing address: PO Box 384
Callicoon, NY 12723

B. Description of the proposed project: Proposal to build a 3 MW AC Community Solar Field
The solar site will be approximately 15 acres enclosed by an 8 foot high deer fence. The site will contain
1 inverter and will have one access road to the site.

C. Project site address: Adjacent to 2671 North Triphammer Road Town: Lansing

D. Project site tax map number: 44.-1-3.3

E. The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: approx. 15 acres

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres approx. 14 Acres or square feet
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

Robert Stull 2622 N. Triphammer Road SBL 42-1-45.2

Ryan Harrington 2645 N. Triphammer Road 44-1-27

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

~~~~~  
**FARM NOTE**

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.  
~~~~~

Melvin Messinger
Name and Title of Person Completing Form

Project Manager

4/24/24
Date



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

Section 3, Item g.

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: NY Lansing II, LLC - Proposed Commercial Solar Facility		
Project Location (describe, and attach a general location map): North Triphammer Road (County Route 122), Town of Lansing, Tompkins County, NY (Tax Map Nos. 44.-1-1.2 and 44.-1-3.3)		
Brief Description of Proposed Action (include purpose or need): The proposed action includes the development of an approximate 3-megawatt of alternating current (MW AC) ground-mounted solar facility on two (2) tax parcels totaling 66.83± acres located on the east side of North Triphammer Road (County Route 122) (hereinafter the "subject property"). The owner would lease approximately 14.84 acres of the subject property to the applicant (i.e., NY Lansing II, LLC). The area of disturbance for the proposed project would be 16.76± acres. The solar facility would be situated along the southern portion of the southern tax parcel (44.-1-3.3). The proposed action would include the installation of solar modules with a maximum height of 15 feet, an eight (8)-foot-high deer fence around the proposed solar facility, one (1) concrete equipment pad to house electrical equipment (i.e., one [1] inverter and two [2] transformers) and electric utility lines to connect the solar panels to the existing distribution power line along the west side of the subject property. The proposed action would also include the construction of a gravel access road on the northern tax parcel (44.-1-1.2) from North Triphammer Road (County Route 122). It is noted that the project area would be seeded with a northeast solar pollinator mix. All solar power generated by the proposed action would be sold as Community Distributed Generation. This program allows subscribed participants to share the benefits of clean energy production. According to the applicant, a mix of residential and commercial customers, specifically New York State Electric and Gas (NYSEG) customers, would be able to receive a share of the solar power.		
Name of Applicant/Sponsor: NY Lansing I, LLC attn: Mollie Messenger		Telephone: 646-998-6495 E-Mail: mollie.messenger@delawariversolar.com
Address: P.O. Box 384		
City/PO: Callicoon	State: NY	Zip Code: 12783
Project Contact (if not same as sponsor; give name and title/role):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Jessie Young		Telephone: 607-533-0346 E-Mail: jessie@youngbros.com
Address: 3105 North Triphammer Road Suite 1		
City/PO: Lansing	State: NY	Zip Code: 14882

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Planning Board - Site Plan Approval and Decommissioning Plan Approval	TBD
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Zoning Board of Appeals - Use Variance	April 2024
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Code Enforcement Officer - Building Permit	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tompkins County Department of Planning and Sustainability - GML §239m Referral Tompkins County Highway Department - Highway Work Permit	TBD
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 - SPDES General Permit for Construction Activity NYSERDA - Partial Funding (NY-Sun Incentive Program)	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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

Section 3, Item g.

- 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?
The subject property is located within the Residential - Moderate Density (R2) Zoning 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? Ithaca City School District
- b. What police or other public protection forces serve the project site?
Tompkins County Sheriff's Department
- c. Which fire protection and emergency medical services serve the project site?
Lansing Fire Department provides both fire protection and emergency medical services.
- d. What parks serve the project site?
N/A - the proposed use includes a commercial solar facility.

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial solar energy facility
- b. a. Total acreage of the site of the proposed action? _____ 66.83± acres
 b. Total acreage to be physically disturbed? _____ 16.76± acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 66.83± acres (The property owner would lease 14.84± acres of the subject property to the applicant.)
- c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____
- e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 5 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

If Yes, show numbers of units proposed.

Yes No
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One Family Two Family Three Family Multiple Family (four or more)

Initial Phase _____
At completion _____
of all phases _____

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

If Yes,

- i. Total number of structures 6,048± solar modules
- ii. Dimensions (in feet) of largest proposed structure: 15± feet height; 3.5± feet width; and 7.9± feet length
- iii. Approximate extent of building space to be heated or cooled: _____ 0 square feet

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

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____
- iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
- v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

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

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
- iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____
- v. What is the total area to be dredged or excavated? _____ acres
- vi. What is the maximum area to be worked at any one time? _____ acres
- vii. What would be the maximum depth of excavation or dredging? _____ feet
- viii. Will the excavation require blasting? Yes No
- ix. Summarize site reclamation goals and plan: _____

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

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): The unregulated wetland areas located on the southern portions of the subject property would be disturbed as part of the proposed action.

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 of

The proposed action would involve excavation and fill associated with the construction of the proposed access road. Excavation would be approximately 0.36 acre and fill material would be approximately 0.59 acres. The proposed access road would be built upon a portion of the existing wetland vegetation. Grubbing and/or clearing would be performed as necessary for larger wooded/dense vegetated areas within the wetlands.

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: The proposed action would require regrading/excavation for the construction of the access road.

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

- acres of aquatic vegetation proposed to be removed: 0.95± acre to be built upon and/or removed
- expected acreage of aquatic vegetation remaining after project completion: 12.76± acres
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): Construction of the proposed access road
- proposed method of plant removal: Mechanical clearing and grubbing, as necessary.
- if chemical/herbicide treatment will be used, specify product(s): None

v. Describe any proposed reclamation/mitigation following disturbance: Erosion and sedimentation control measures would be undertaken prior to and during construction.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Do existing sewer lines serve the project site?
- Will a line extension within an existing district be necessary to serve the project?

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

_____ Square feet or 0.01± acres (impervious surface)

_____ Square feet or 66.83± acres (parcel size)

ii. Describe types of new point sources. Solar panels, concrete equipment pad, footings and gravel access road

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)?

The proposed design would include waters bars and five (5) rain gardens. Stormwater runoff would flow towards the rain gardens to the south of the solar facility, and to the surrounding on-site wetland areas which is where stormwater runoff currently flows.

- If to surface waters, identify receiving water bodies or wetlands: _____
Stormwater runoff would flow towards the rain gardens to the south of the solar facility, and to the surrounding on-site wetland areas which is where stormwater runoff currently flows.

• Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?

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 1/2 mile of the proposed site? Yes No

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

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

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: _____ 8:00am-6:00pm
- Saturday: _____ 8:00am-6:00pm
- Sunday: _____ N/A
- Holidays: _____ N/A

ii. During Operations:

- Monday - Friday: _____ 24/7*
- Saturday: _____ 24/7*
- Sunday: _____ 24/7*
- Holidays: _____ 24/7*

*The site would not be occupied 24/7. It would be remotely monitored and inspections would occur as needed to ensure a properly maintained site.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?

Yes No

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If yes:

i. Provide details including sources, time of day and duration:

Temporary noise during construction would be expected. Construction would occur during non-sensitive hours (i.e., 8:00am-6:00pm Monday through Saturday with no construction on Sundays or holidays).

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

Describe: The project area would result in the clearing of 7.21± acres of woodland for the proposed solar facility. However, upon implementation of the proposed action, 20.41± acres of woodland would remain.

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: 0.1 tons per month (unit of time)

• Operation : 0 tons per (unit of time)

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

• Construction: According to the applicant, waste would consist of office waste and cardboard items from deliveries, which would be recycled to the maximum extent practicable.

• Operation: N/A

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

• Construction: A refuse container would be placed on-site during construction and would be emptied by a licensed hauler as needed.

• Operation: N/A

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

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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): Institutional (NYS Department of Transportation Sub-Residency Facility)

ii. If mix of uses, generally describe:

The subject property is currently agricultural land with forested areas. The surrounding area includes residential, commercial and institutional land uses, as well as forested areas.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.01±	+0.01
• Forested	27.62±	20.41±	-7.21
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	25.50±	16.90±	-8.60
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	13.71±	12.76±	-0.95
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Landscaping/seeded areas (inclusive of rain gardens) and gravel access road*	0	16.75±	+16.75

*Upon implementation of the proposed action, 1.84± acres of gravel would be installed for the proposed access road.

c. Is the project site presently used by members of the community for public recreation? Yes No

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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? _____ 3± feet below grade surface (bgs)

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:

Langford channery silt loam, 2-8% slopes (LaB)	26 %
Tuller channery silt loam, 0-6% slopes (TeA)	24 %
Lordstown channery silt loam, 5-15% slopes (LnC)	21 %

d. What is the average depth to the water table on the project site? Average: _____ 20± feet bgs*

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	34 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	26 % of site
<input checked="" type="checkbox"/> Poorly Drained	40 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	84 % of site
<input checked="" type="checkbox"/> 10-15%:	16 % of site
<input type="checkbox"/> 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 _____ Approximate Size *See below _____
- 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: _____

*There are areas on the eastern portion of the subject property with perched water at approximately 2 feet bgs and 6 feet bgs.
 *The EAF Mapper indicates the presence of federal waterbodies on or adjoining the subject property. Review of the U.S. Fish and Wildlife Services National Wetlands Inventory (NWI) Mapper indicates that a 13.14-acre Freshwater Forested/Shrub Wetland habitat classified as PFO1/4E is located on the southeastern portion of the southern tax parcel (44.-1-3.3) and adjoining area. It is noted that review of the NYSDEC Environmental Resource Mapper indicates that there are no state-regulated freshwater wetlands or streams located on or adjacent to the subject property.

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border: none;">Rabbits _____</td> <td style="border: none;">White-tailed deer _____</td> <td style="border: none;">_____</td> </tr> <tr> <td style="border: none;">Grey squirrels _____</td> <td style="border: none;">Field rodents _____</td> <td style="border: none;">_____</td> </tr> <tr> <td style="border: none;">Raccoons _____</td> <td style="border: none;">_____</td> <td style="border: none;">_____</td> </tr> </table>	Rabbits _____	White-tailed deer _____	_____	Grey squirrels _____	Field rodents _____	_____	Raccoons _____	_____	_____	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Section 3, Item g.</div>
Rabbits _____	White-tailed deer _____	_____								
Grey squirrels _____	Field rodents _____	_____								
Raccoons _____	_____	_____								
<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>										
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <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>_____</p>										
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: <u>According to the applicant, there may be areas on or near the subject property that are occasionally used for hunting. Upon implementation of the proposed action, hunting could still occur on or near the subject property; however, no future hunting would occur on the solar project site.</u></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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</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? <u>The subject property contains 17.5± acres of Soil Group 3; however, only 2.21± acres would be disturbed as part of the proposed action.</u></p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): <u>United State Department of Agriculture Web Soil Survey and NYSERDA 2022 Soils Data</u></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>_____</p> <p>_____</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 Commission Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:
 i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District
 ii. Name: _____
 iii. Brief description of attributes on which listing is based: _____

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

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

If Yes:
 i. Describe possible resource(s): _____
 ii. Basis for identification: _____

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

If Yes:
 i. Identify resource: Lansing Town Park; Sunset Park; Stewart Park; Allen H. Treman State Marine Park; Cornell Botanical Gardens; Thompson Park; Conway Park; Strawberry Fields Park
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Town Park; Town Park; Town Park; State Park; Botanical Gardens; Village Park; Village Park; Village Park
 iii. Distance between project and resource: varying distances within 5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:
 i. Identify the name of the river and its designation: _____
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name NY Lansing II, LLC
Attn: P.W. Grosser Consulting, Inc. as Environmental Consultant Date 4/5/2024

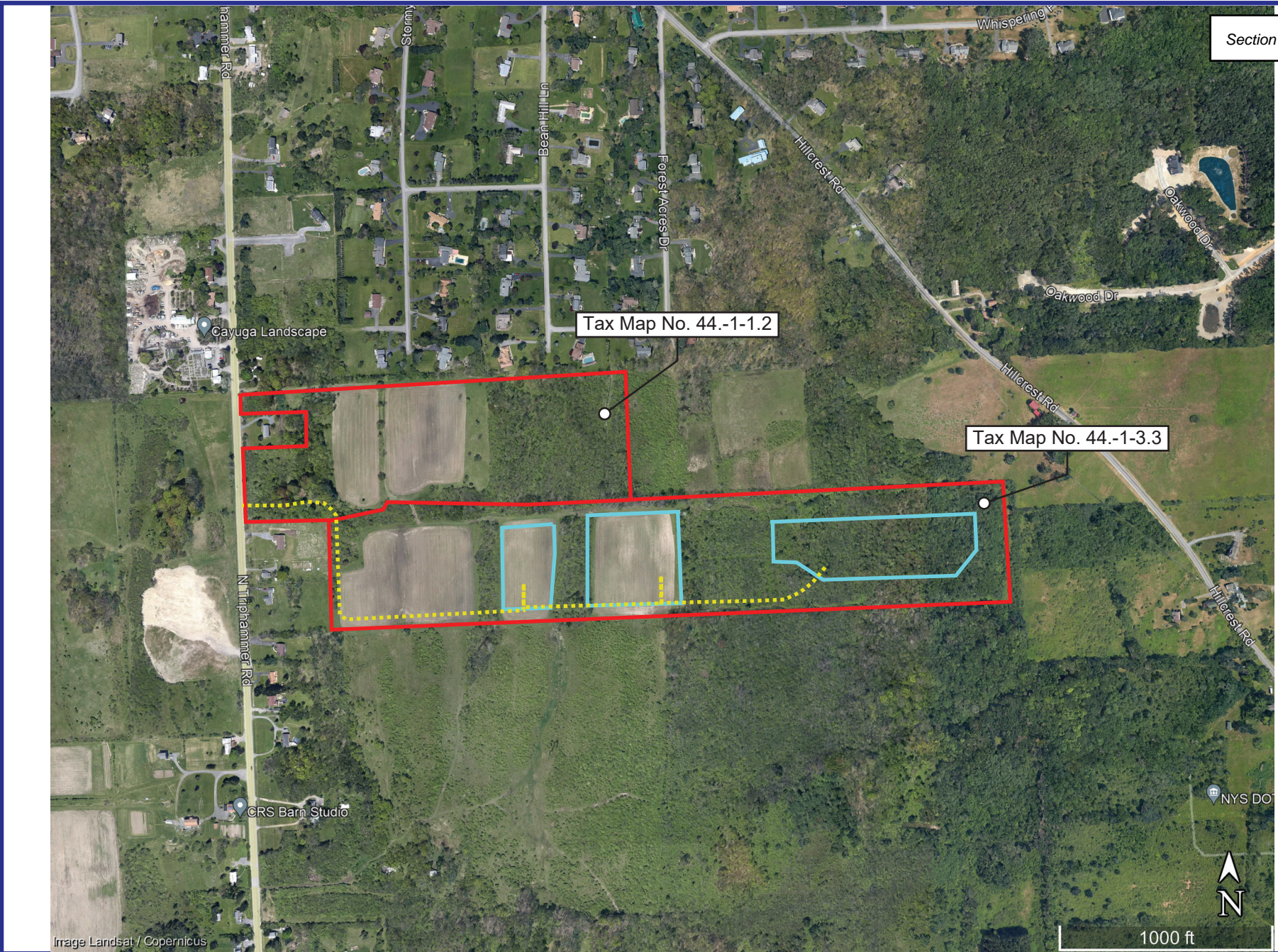
Signature  Title Sr. Environmental Planner/Project Manager
 Katelyn Kaim, AICP

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

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No

E.2.n. [Natural Communities]	No	
E.2.o. [Endangered or Threatened Species]	No	Section 3, Item g.
E.2.p. [Rare Plants or Animals]	No	
E.3.a. [Agricultural District]	No	
E.3.c. [National Natural Landmark]	No	
E.3.d [Critical Environmental Area]	No	
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.	
E.3.f. [Archeological Sites]	No	
E.3.i. [Designated River Corridor]	No	



- Subject Property
- Proposed Access Road
- Proposed Project Area (approximate)

All boundaries are approximate
 Source: Google Earth, 2024

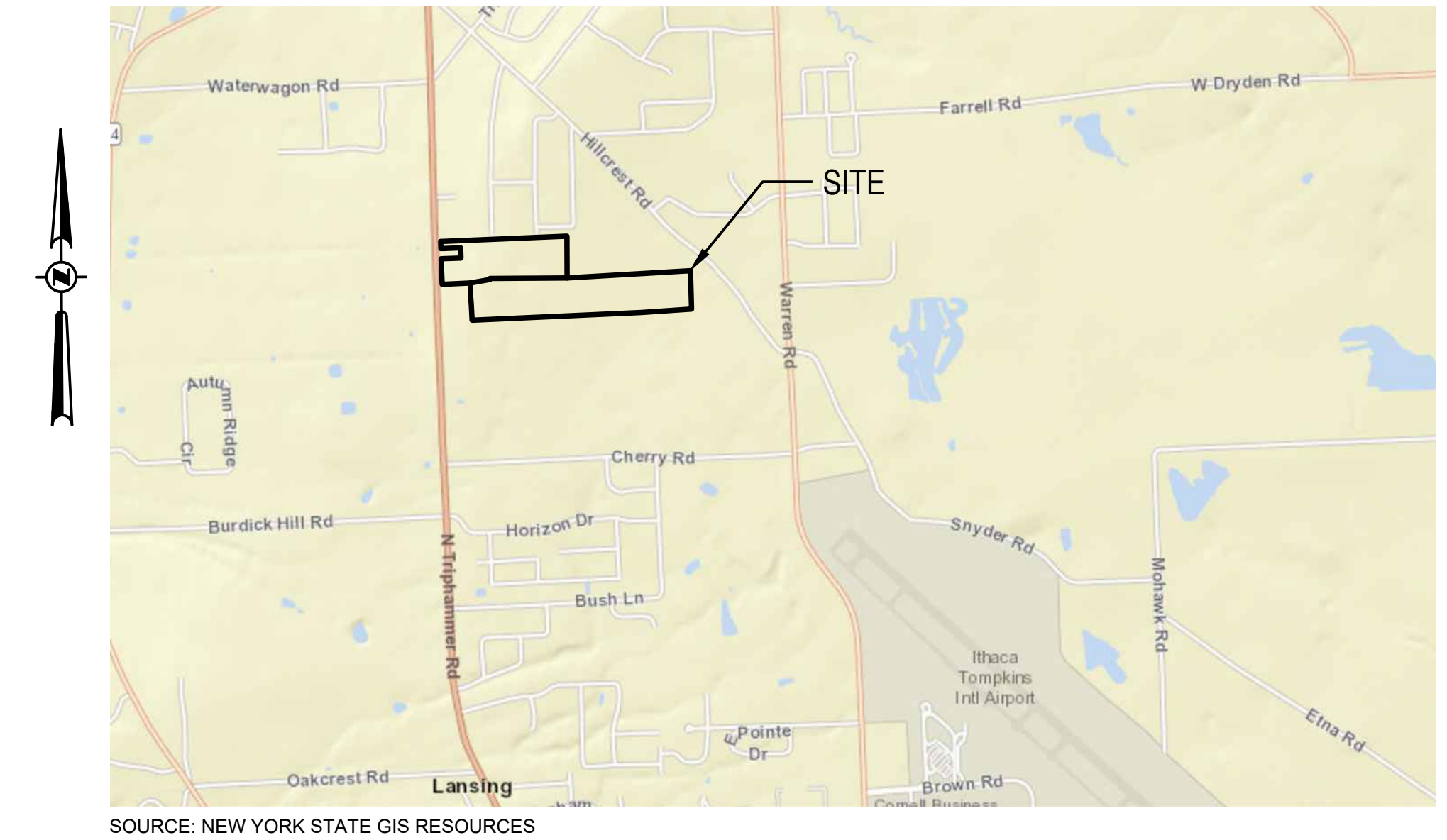
Site Location Map
 NY Lansing II, LLC
 North Triphammer Road
 Town of Lansing, Tompkins County, NY



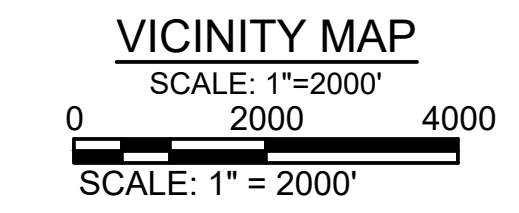
P.W. GROSSER CONSULTING, INC.
 630 Johnson Ave., Suite 7
 Bohemia, NY 11716
 Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgrosser.com

NY LANSING I, LLC

NORTH TRIPHAMMER ROAD SOLAR PROJECT 5.0 MW AC LANSING, NEW YORK



SOURCE: NEW YORK STATE GIS RESOURCES



PLANS

ISSUED FOR: CLIENT REVIEW
 ISSUE DATE: 07/29/2024
 LAST REVISED: 01/02/2024

PROJECT CONTACTS

ENGINEER:
 P.W. GROSSER CONSULTING, INC.
 630 JOHNSON AVENUE, SUITE 7, BOHEMIA, NY 11716
 TEL: (631) 589-6353
 FAX: (631) 589-8705

MUNICIPAL CONTACTS

TOWN:
 TOWN OF LANSING
 26 AUBURN ROAD
 LANSING, NY 14882
 TEL (607) 533-4142

COUNTY:
 TOMPKINS COUNTY
 320 N TIOGA STREET
 ITHACA, NY 14850
 TEL (607) 274-5431

SITE INFORMATION

SITE: NORTH TRIPHAMMER ROAD, LANSING NY, 14882
 TM #: 44-1-1.2 & 44-1-3.3
 LOT AREA: 66.83 AC

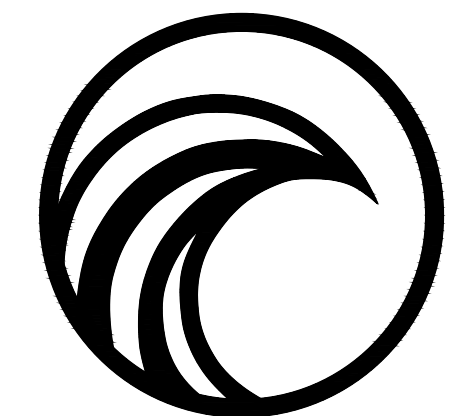
SHEET INDEX

NO.	SHEET	TITLE
1.	COVER	
2.	C-001	GENERAL NOTES AND LEGEND INFORMATION
3.	C-100	EXISTING CONDITIONS PLAN
4.	C-101	CONCEPTUAL SITE LAYOUT PLAN
5.	C-102	CONCEPTUAL SITE LAYOUT PARTIAL PLAN 1 OF 2
6.	C-103	CONCEPTUAL SITE LAYOUT PARTIAL PLAN 2 OF 2
7.	C-200	CONCEPTUAL GRADING AND DRAINAGE PLAN
8.	C-201	CONCEPTUAL EROSION AND SED. CONTROL PLAN
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10.	C-203	CONCEPTUAL E&SC PARTIAL PLAN 2 OF 2
11.	C-500	CONCEPTUAL LANDSCAPING PLAN
12.	C-501	PRIME SOILS IMPACT MAP
13.	C-502	CONCEPTUAL LANDSCAPING AND SCREENING PLAN
14.	C-503	PROPOSED WETLANDS DISTURBANCE AREA PLAN
15.	C-504	PROPOSED WETLANDS DISTURB. PARTIAL PLAN 1 OF 2
16.	C-505	PROPOSED WETLANDS DISTURB. PARTIAL PLAN 2 OF 2
17.	C-600	SITE DETAILS
18.	C-601	EROSION AND SED. CONTROL DETAILS
19.	C-602	ELECTRICAL THREE LINE DIAGRAM

CLIENT INFORMATION

CLIENT:
 NY LANSING I, LLC
 P.O. BOX 384
 CALLICOON, NY 12783

**FOR PERMITTING PURPOSES ONLY
 NOT FOR CONSTRUCTION**



PWGC

CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING, INC.
 630 Johnson Avenue • Suite 7
 Bohemia • NY • 11716-2618
 Phone: (631) 589-6353 • Fax: (631) 589-8705
 E-mail: INFO@PWGROSSER.COM

COVER
SHEET 1 OF 19

BASEMAP NOTES

- EXISTING CONDITIONS BASEMAP INFORMATION IS BASED ON LIDAR FROM NYS GIS DATA DOWNLOADED ON 04-01-24.
- PROPOSED SOLAR DEVELOPMENT LAYOUT INFORMATION IS BASED ON CONCEPTUAL LAYOUT PLAN DEVELOPED BY MONGAUP RIVER SOLAR, SHEET TITLED "LAYOUT TECHNICAL REVIEW" AT 1"=250' SCALE, DATED 03-26-24. ALL BASEMAP INFORMATION IS TO BE CONSIDERED APPROXIMATE AND IS TO BE FIELD VERIFIED BY A NEW YORK STATE LICENSED SURVEYOR PRIOR TO FINALIZING DESIGN.
- LOT LINES BASED ON INFORMATION PROVIDED FROM NYS GIS; DOWNLOADED ON 04-01-24.

SURVEY NOTES

- ALL SURVEY AND SITE STAKEOUTS FOR PROPOSED FEATURES SHALL BE PERFORMED BY A NEW YORK STATE LICENSED SURVEYOR.
- CONTRACTOR WILL BE RESPONSIBLE TO LOCATE, MARK AND PROTECT ALL EXISTING SURVEY, PROPERTY, AND RIGHT-OF-WAY MARKERS FOR THE SITE. ANY MARKERS, PINS, MONUMENTS OR OTHER FEATURES DEFINING PROPERTY LIMITS THAT MAY BE DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE PROPERLY TIED AND RESET BY A NEW YORK STATE LICENSED SURVEYOR UPON COMPLETION OF THE WORK.
- THE HORIZONTAL DATUM IS NAD83 NEW YORK STATE PLANE COORDINATE SYSTEM, (US FT).
- THE VERTICAL DATUM IS NAVD88.

GENERAL NOTES

- THE INFORMATION IN THIS DRAWING SET IS CONCEPTUAL AND IS INTENDED FOR TOWN BOARD PLANNING AND DISCUSSION PURPOSES ONLY. THIS DRAWING SET IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
- CONTRACTOR WILL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND SITE FEATURES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR WILL BE RESPONSIBLE TO LOCATE AND MARK OUT ALL EXISTING UTILITIES, INCLUDING THOSE UNDERGROUND, PRIOR TO CONSTRUCTION. ANY POTENTIAL INTERFERENCES WITH PROPOSED FEATURES SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE FEATURES AND UTILITIES THAT ARE NOT DESIGNATED FOR REMOVAL. ANY SITE FEATURE, UTILITY, STREET APPURTENANCE, OR OTHER ITEM THIS IS DAMAGED BY THE CONTRACTOR OR ITS SUBCONTRACTORS DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN-KIND BY THE CONTRACTOR, AS DETERMINED BY THE OWNER OR ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR WILL BE REQUIRED TO OBTAIN ANY ADDITIONAL PERMITS REQUIRED TO DO THE WORK OR DELIVER MATERIALS TO THE SITE THAT ARE NOT PROVIDED BY THE OWNER OR ENGINEER. ALL WORK WITHIN AN EXISTING RIGHT-OF-WAY WILL REQUIRE PERMITTING WITH RESPECTIVE OWNER, STATE OR COUNTY AGENCY, TOWN DEPARTMENT OF PUBLIC WORKS, OR HIGHWAY DEPARTMENT AS APPLICABLE.

ZONING ANALYSIS

TM #: 44-1-12 & 44-1-33
 EXISTING ZONING: RESIDENTIAL - MODERATE DENSITY (R2)
 LOT AREA: 66.83 ACRES
 PROPOSED USE: SOLAR ENERGY FACILITY

	REQUIRED	PROPOSED
LOT SIZE	N/A	32,101 AC.
MAX. LOT COVERAGE	25%	22.01%
HEIGHT	18'	15'
PROPERTY SETBACK (FRONT & ROAD)	60'	562.4'
PROPERTY SETBACK (SIDE)	10'	54'
PROPERTY SETBACK (BACK)	25'	79.8'

EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), AND LOCAL GOVERNING SOIL AND WATER CONSERVATION DISTRICT STANDARDS. THE EROSION AND SEDIMENT CONTROLS SHOWN ON THESE PLANS AND AS DESCRIBED IN THE PROJECT SWPPP REPRESENT THE MINIMUM REQUIREMENTS AND ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED BASED ON CONDITIONS ENCOUNTERED IN THE FIELD. CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING PROJECT REMAINS IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS PERTAINING TO EROSION AND SEDIMENT CONTROLS.
- EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES AND WILL BE MAINTAINED FOR THE DURATION OF THE WORK, INCLUDING TEMPORARY CONSTRUCTION SWALES AND DETENTION POND WITH OUTLET STRUCTURE AND ROCK OUTLET PROTECTION.
- CONTRACTOR WILL UTILIZE MEANS, METHODS AND SEQUENCING THAT MINIMIZE THE AMOUNT OF EARTH DISTURBANCE TO THE EXTENT PRACTICAL, AND NOT TO EXCEED MORE THAN 5.0 ACRES AT ANY GIVEN TIME.
- CONTRACTOR SHALL PROTECT ALL ON-SITE, ADJACENT AND/OR DOWNSTREAM STORM/SANITARY SEWERS, AND/OR OTHER WATER COURSES FROM CONTAMINATION BY WATER BORNE SILTS, SEDIMENTS, FUELS, SOLVENTS, LUBRICANTS OR OTHER POLLUTANTS ORIGINATING FROM THE SITE OR WORK BEING PERFORMED.
- CONTRACTOR WILL FOLLOW GOOD HOUSEKEEPING AND SPILL CONTROL PRACTICES DURING SITE ACTIVITIES TO MINIMIZE STORMWATER CONTAMINATION FROM CONCRETE, PETROLEUM PRODUCTS AND WASTE MATERIALS. NO WET OR FRESH CONCRETE, LEACHATE OR WASHINGS FROM EQUIPMENT SHALL BE ALLOWED TO MIGRATE INTO EXISTING STORM/SANITARY SEWERS, DITCHES OR OTHER WATERS OF NEW YORK STATE.
- ALL EXCAVATED OR IMPORTED MATERIAL STOCKPILES SHALL BE SUITABLY STABILIZED AND SURROUNDED BY SILT FENCE TO MINIMIZE POTENTIAL FOR SEDIMENT LADEN RUNOFF DISCHARGING TO DOWNSTREAM AREAS OR DRAINAGE FEATURES. DISTURBED SOILS OR STOCKPILES THAT ARE TO BE EXPOSED FOR MORE THAN 14 CALENDAR DAYS SHALL BE TEMPORARILY STABILIZED WITH SEED MIX CONSISTING OF RYEGRASS (ANNUAL OR PERENNIAL) APPLIED AT 30 LBS PER ACRES (0.7 LBS PER 1,000 SQ. FT.), OR CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) APPLIED AT 100 LBS PER ACRES (2.5 LBS PER 1,000 SQ. FT.) IF SEEDING IN OCTOBER OR NOVEMBER.
- CONTRACTOR MATERIAL AND EQUIPMENT STAGING AREAS AND CONSTRUCTION ENTRANCE LOCATIONS SHALL BE COORDINATED WITH THE OWNER PRIOR TO START OF CONSTRUCTION. CONSTRUCTION ENTRANCES AS SHOWN ON THE PLANS MAY BE MODIFIED BY THE CONTRACTOR WITH PRIOR APPROVAL FROM THE OWNER AND ENGINEER.
- ALL EXISTING OR NEWLY INSTALLED CATCH BASINS/DRAINAGE INLETS SHALL HAVE DROP INLET PROTECTION INSTALLED THROUGHOUT THE DURATION OF CONSTRUCTION TO PREVENT SEDIMENTATION FROM ENTERING THE STORM SYSTEM. CONTRACTOR SHALL MAINTAIN OR REPLACE DROP INLET PROTECTION WHEN SIGNIFICANT SEDIMENT BUILDUP IS OBSERVED OR IS NOT FUNCTIONING CORRECTLY.
- CONTRACTOR SHALL TAKE ALL NECESSARY AND APPROPRIATE MEASURES TO MITIGATE OR PREVENT FUGITIVE DUST THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL ADHERE TO METHODS AS DESCRIBED IN THE PROJECT SWPPP.
- COMPLETED WORK THAT IS NOT SUBJECT TO FURTHER EARTHWORK OR CONSTRUCTION ACTIVITIES SHALL BE PERMANENTLY SEEDED AND MULCHED WITH HAY OR STRAW WITHIN ONE WEEK OF FINAL DISTURBANCE. MULCH SHALL BE MAINTAINED UNTIL A SUITABLE VEGETATIVE COVER IS ESTABLISHED.

GRADING NOTES

- CONCEPTUAL GRADING DESIGN SHOWN IN THESE PLANS IS BASED ON NYS LIDAR INFORMATION PROVIDED TO PWGC BY PACKER ASSOCIATES, INC. AND IS TO BE CONSIDERED APPROXIMATE AND CONCEPTUAL, AND FOR DISCUSSION PURPOSES ONLY. GRADING DESIGN IS SUBJECT TO CHANGE BASED ON FURTHER SITE INVESTIGATIONS AND ANALYSIS.
- ADDITIONAL SITE GEOTECHNICAL ANALYSIS IS REQUIRED TO VERIFY GRADING CONSTRAINTS AND FEASIBILITY.
- GRADING SHALL PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE AND OSHA REQUIREMENTS. THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA, AND ANY OTHER AGENCY HAVING JURISDICTION WITH REGARD TO SAFETY PRECAUTIONS WITH TRENCHING OR EXCAVATION AND GRADING OPERATIONS. THE REQUIREMENTS SET FORTH HEREIN ARE INTENDED TO SUPPLEMENT REQUIREMENTS ESTABLISHED BY THESE AGENCIES. IN THE CASE OF A CONFLICT BETWEEN REQUIREMENTS OF OTHER JURISDICTIONAL AGENCIES AND THESE DOCUMENTS, THE MORE STRINGENT REQUIREMENT ON THE CONTRACTOR SHALL APPLY.
- VOIDS LEFT BY UTILITY OR STRUCTURE EXCAVATIONS, OR GRUBBING OPERATIONS SHALL BE BACKFILLED AND PROPERLY COMPACTED WITH STRUCTURAL FILL (NYS DOT ITEM 304.12 OR EQUIVALENT) IN AREAS UNDER AND WITHIN 5 FEET HORIZONTALLY OF ALL STRUCTURES, AND PAVEMENTS. IN GRASSED AREAS, VOIDS LEFT SHALL BE FILLED AND PROPERLY COMPACTED WITH SUITABLE ON-SITE BACKFILL AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS TO PREVENT THE INTRODUCTION OF GROUNDWATER OR PONDED WATER INTO THE TRENCHES/EXCAVATIONS AND WILL PROVIDE ALL EQUIPMENT NECESSARY TO MAINTAIN THE WATER AS NECESSARY. DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SWPPP.
- UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PLACE AT MINIMUM 6 INCHES OF CLEAN TOPSOIL IN ALL DISTURBED AND NEWLY GRADED AREAS PRIOR TO SEEDING.

WETLANDS NOTES

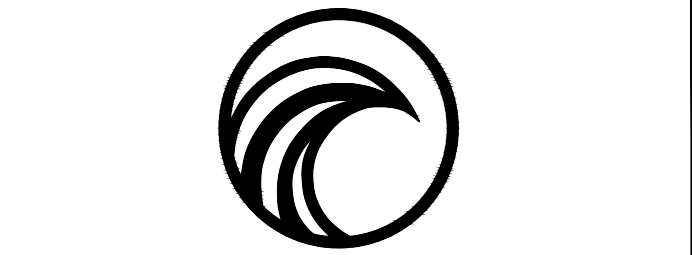
- EXISTING STREAM AND WETLANDS INFORMATION IS BASED ON DEC ENVIRONMENTAL RESOURCE MAPPER PUBLICLY AVAILABLE DATA DOWNLOADED ON 04-01-24, AND A WETLANDS DELINEATION PERFORMED BY PWGC ON 06-15-24.
- ACTUAL LIMITS OF ALL STREAMS, WETLANDS AND WETLAND ADJACENT AREAS ARE TO BE FIELD VERIFIED VIA SURVEY AND WILL BE MARKED IN THE FIELD BY SURVEY MARKERS, RIBBON, FLAGS, OR EQUIVALENT PRIOR TO START OF CONSTRUCTION.
- EFFORTS SHALL BE MADE TO MINIMIZE DISTURBANCE TO ANY STATE OR FEDERALLY REGULATED WETLANDS. UNNECESSARY REMOVAL OF VEGETATION OR DEGRADATION ALONG STREAM BANKS IS PROHIBITED.
- IF TEMPORARY ACCESS IS REQUIRED IN WETLAND AREAS, TEMPORARY TIMBER MATS WILL BE USED TO MINIMIZE DISTURBANCE TO UNDERLYING WETLAND SOILS.
- STAGING OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IS PROHIBITED IN WETLAND AREAS.
- ANY WETLAND DISTURBANCE IS TO BE RESTORED WITH APPROPRIATE WETLAND SEED MIX IN ACCORDANCE WITH NYS DOT ITEM 203.01920007 OR MOST CURRENT NYSDEC REQUIREMENTS RELATED TO WETLAND RESTORATION. COMPONENT OF THE SEED MIX MAY BE SUBSTITUTED WITH THE ENGINEER'S APPROVAL.

WETLANDS AREA OF DISTURBANCE

ACCESS ROAD: 0.01 AC.

LEGEND

EXISTING	CONCEPTUAL	NOTES
TOPOGRAPHIC FEATURES		
		MINOR CONTOURS (5-FT INTERVAL) MAJOR CONTOURS (10-FT INTERVAL) LIMITS OF GRADING
DRAINAGE ELEMENTS		
		STREAM WATER BAR
		LINED SWALE ROCK OUTLET PROTECTION
		DRAINAGE CULVERT DETENTION POND OUTLET STRUCTURE
		STORMWATER DETENTION POND
SITE FEATURES		
		PROPERTY BOUNDARY ZONING SETBACK
		APPROXIMATE WETLAND LIMITS POTENTIAL WETLAND LIMITS
		ADJACENT PROPERTY BOUNDARY APPROXIMATE WETLANDS OFFSET
		PAVED ROADWAY GRAVEL ROADWAY
		OVERHEAD ELECTRICAL UTILITY UNDERGROUND ELECTRICAL UTILITY
		8-FT TALL DEER FENCE SOLAR PANEL ARRAY
		SEED RESTORATION LIMITS TREE LINE
EROSION AND SEDIMENT CONTROL		
		SILT FENCE LAND GRADING ACTIVITIES
		STABILIZED CONSTRUCTION ENTRANCE DUST CONTROL MEASURES
		LIMITS OF CLEARING



PWGC
 CLIENT DRIVEN SOLUTIONS
 P.W. GROSSER CONSULTING INC.

630 Johnson Avenue - Suite 7
 Bohemia, NY - 11716-2618
 Phone: (631) 589-6353 - Fax: (631) 589-8705
 E-mail: INFO@PWGROSSER.COM

CONSULTANTS



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Number	Revision Description	Revision Date
7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By		Date Submitted	
Drawn By	RPV	Date Created	04/04/2024
Approved By	MTS	Scale	AS NOTED

Client:
NY LANSING I, LLC
 P.O. BOX 384
 CALLICOON, NY 12783

Project:
NORTH TRIPHAMMER ROAD SOLAR FARM CONCEPTUAL SITE PLAN

Project Address:
**NORTH TRIPHAMMER ROAD
 TOWN OF LANSING
 TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: 44-1-12 & 44-1-33
 Contact Number: ---
 Regulatory Reference Number: ---

File of Drawing: ---

GENERAL NOTES AND LEGEND INFORMATION

Drawing Number:
C-001

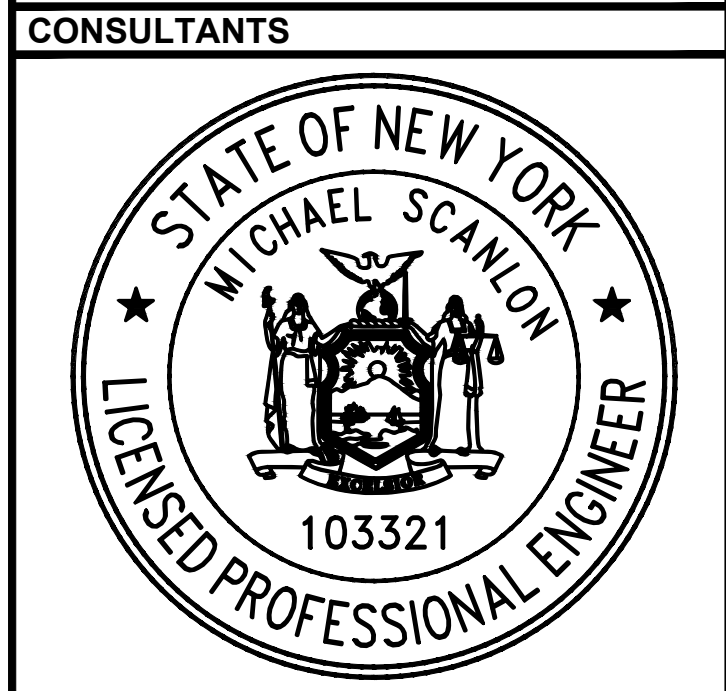
Sheet **2** of **19**

PWGC Project Number:
DRS2404

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630 Johnson Avenue - Suite 7
Bohemia - NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM



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Number	Revision Description	Revision Date
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5	UPDATED WETLANDS	11/11/2024
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3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By: _____ Date Submitted: _____
 Drawn By: **RPV** Date Created: **04/04/2024**
 Approved By: **MTS** Scale: **1" = 150'**

Client:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN**

Project Address:
**NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: **44-1-1.2 & 44-1-3.3**
 Regulatory Reference Number: _____

File of Drawing: _____

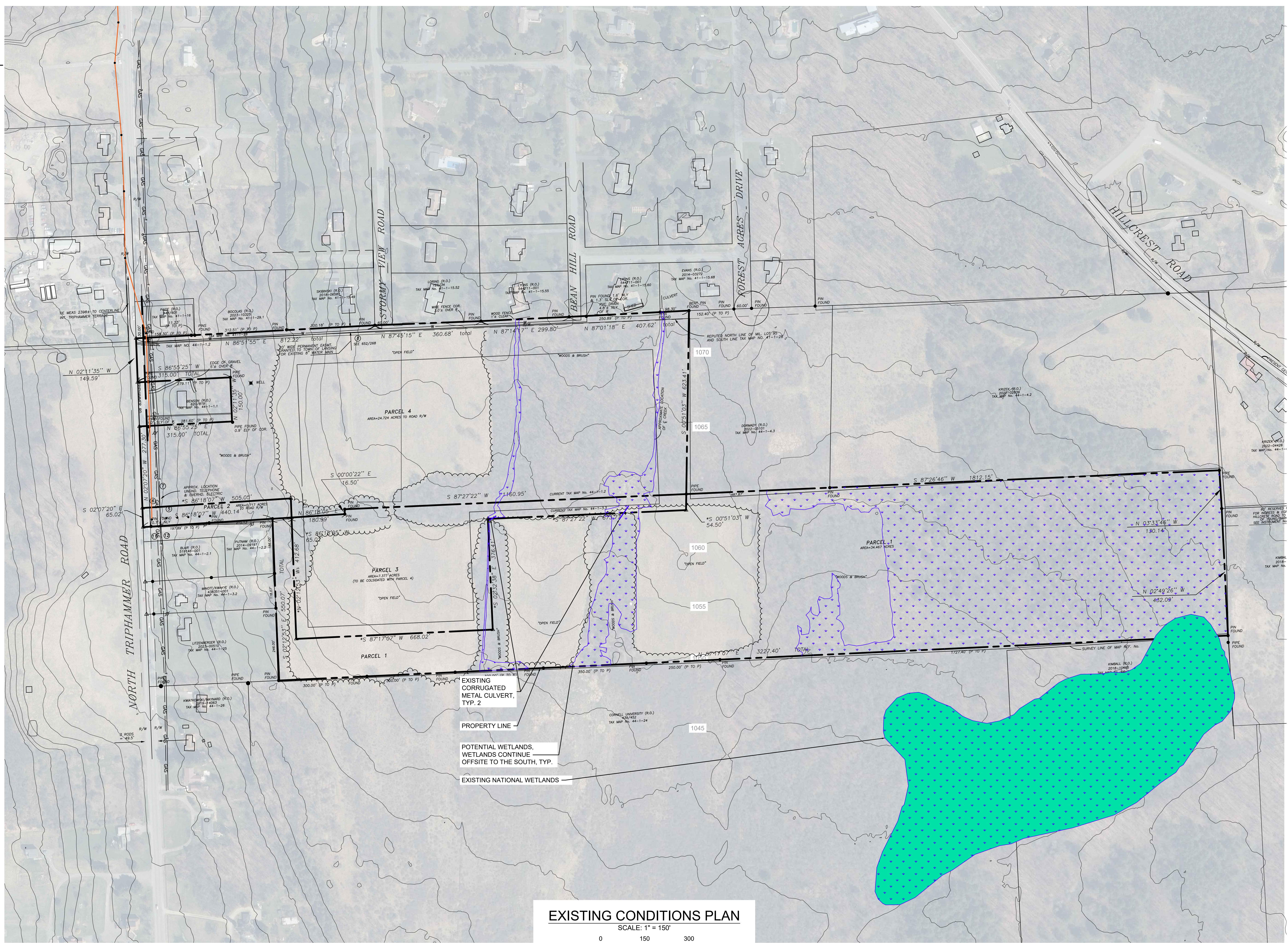
**EXISTING
CONDITIONS
PLAN**

Drawing Number:
C-100

Sheet **3** of **19**

PWGC Project Number:
DRS2404

Unauthorised alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law.



EXISTING CONDITIONS PLAN
SCALE: 1" = 150'

0 150 300
SCALE: 1" = 150'

DATE PLOTTED: Jan 08 2025 11:11 AM By: bawm



630 Johnson Avenue - Suite 7
Bohemia - NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS



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NOT FOR CONSTRUCTION

7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024
Number	Revision Description	Revision Date
Designed By		Date Submitted
Drawn By	RPV	Date Created 04/04/2024
Approved By	MTS	Scale 1" = 150'

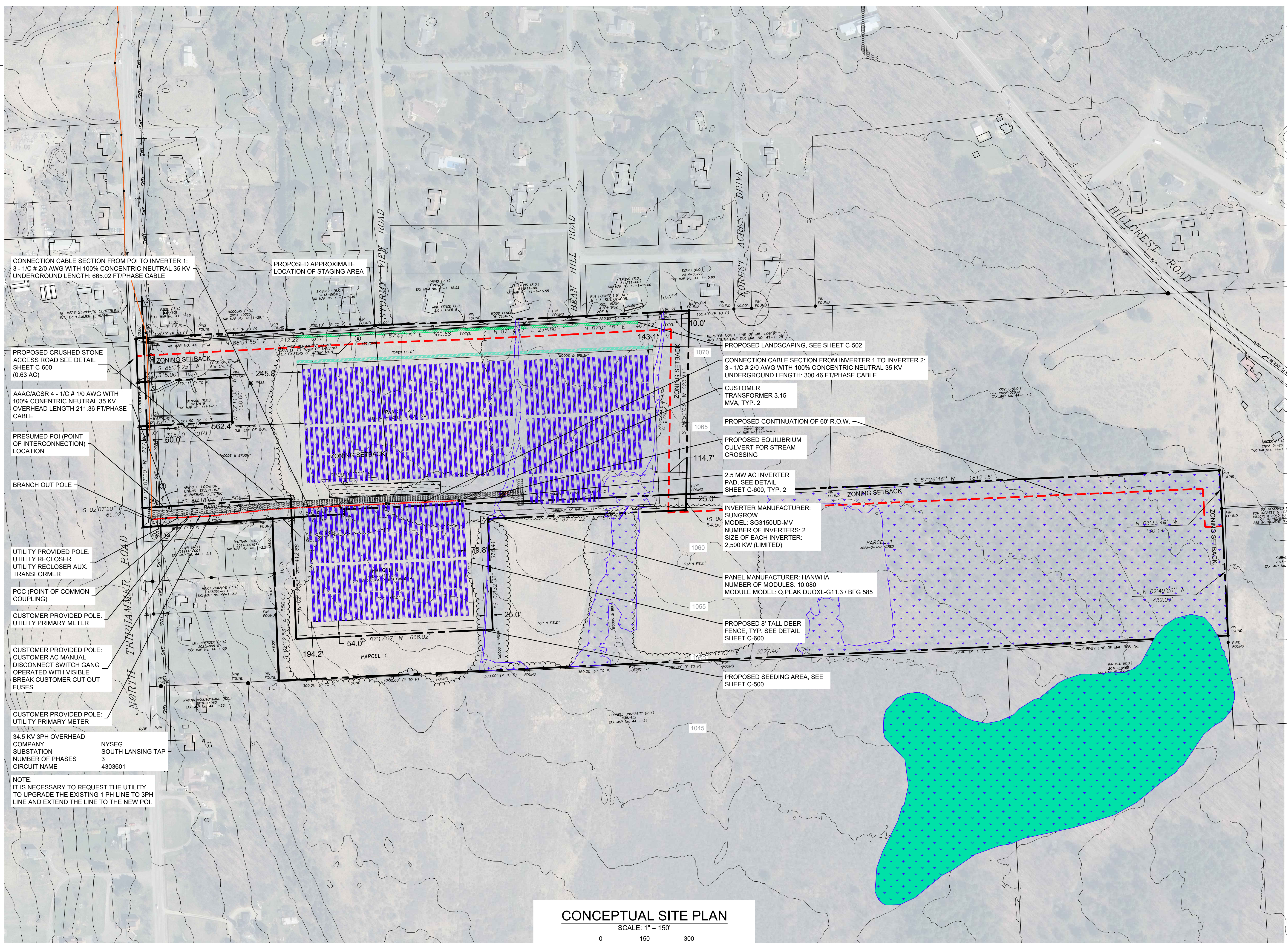
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783
Project:
**NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN**
Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: 44-1-1.2 & 44-1-3.3
Regulatory Reference Number: ...

CONCEPTUAL SITE LAYOUT PLAN

Drawing Number:
C-101
Sheet 4 of 19
PWGC Project Number:
DRS2404

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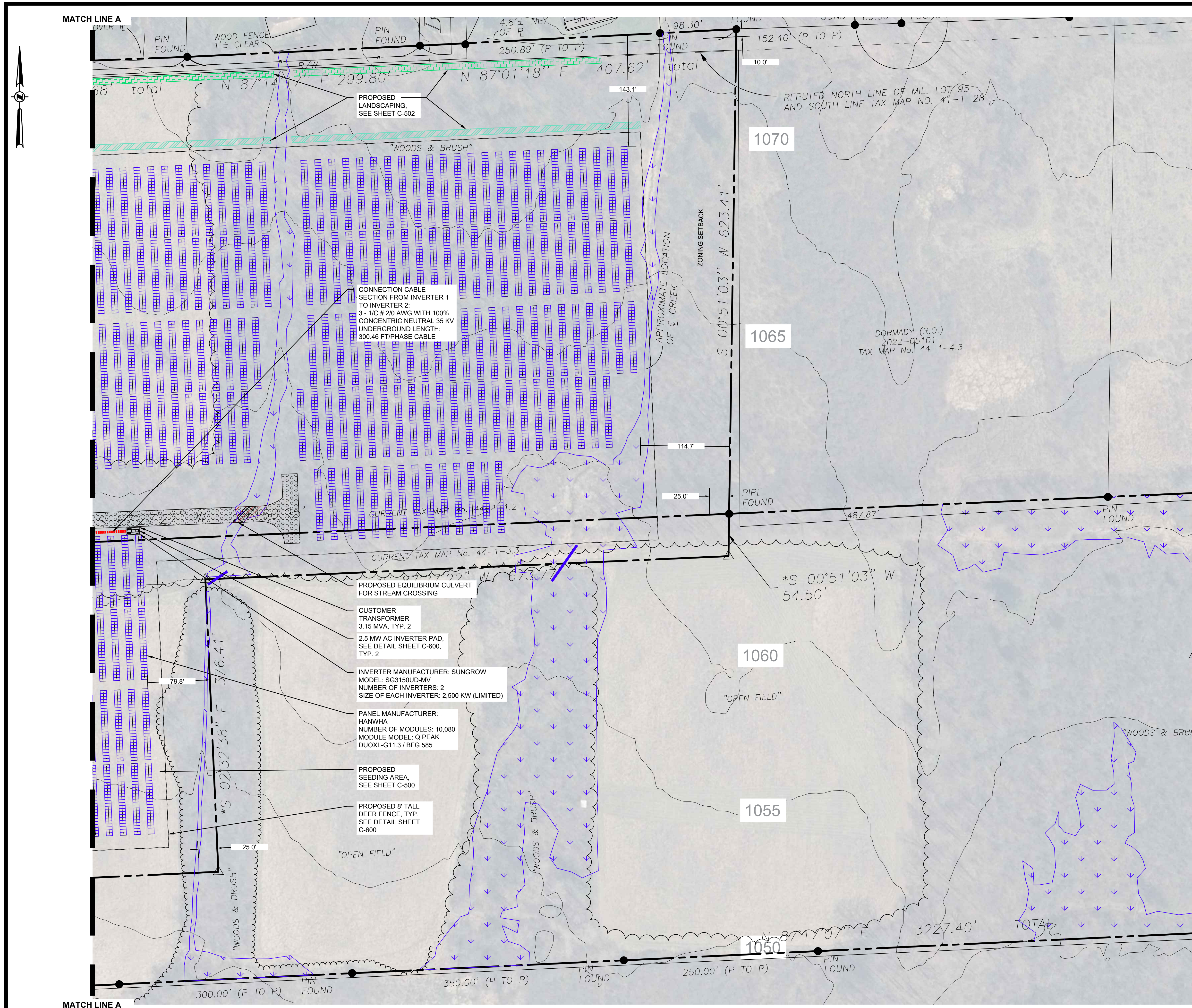


CONCEPTUAL SITE PLAN

SCALE: 1" = 150'



SCALE: 1" = 150'



CONCEPTUAL SITE PLAN
SCALE: 1" = 60'



630 Johnson Avenue - Suite 7
Bohemia, NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS



**FOR PERMITTING
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7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By		Date Submitted	
Drawn By	THS	Date Created	01/02/2025
Approved By	MTS	Scale	1" = 60'

Client:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN**

Project Address:
**NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: **44-1-1.2 & 44-1-3.3**

**CONCEPTUAL
SITE LAYOUT
PARTIAL PLAN 02 OF 02**

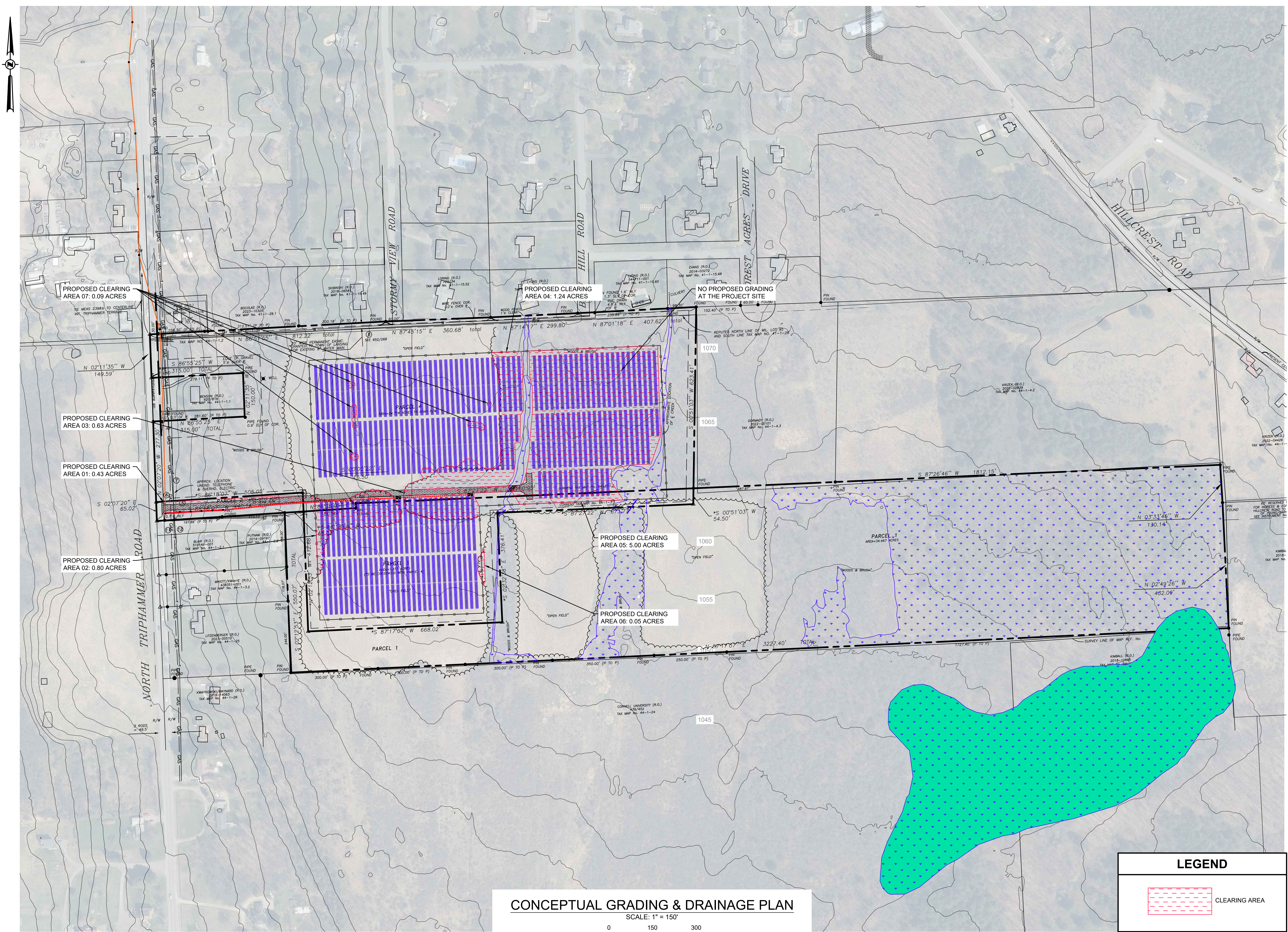
Drawing Number:
C-103

Sheet **6** of **19**

PWGC Project Number:
DRS2404

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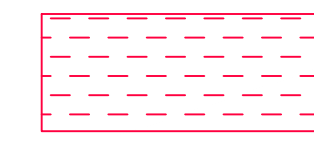
FILED: 01/02/2025 10:00 AM AT THE OFFICE OF THE CLERK OF THE SUPREME COURT, TOMPKINS COUNTY, NEW YORK. DRAWING NO. C-103. SHEET 6 OF 19.



CONCEPTUAL GRADING & DRAINAGE PLAN

SCALE: 1" = 150'
 0 150 300
 SCALE: 1" = 150'

LEGEND

 CLEARING AREA



PWGC
 CLIENT DRIVEN SOLUTIONS
 P.W. GROSSER CONSULTING INC.

630 Johnson Avenue - Suite 7
 Bohemia - NY - 11716-2618
 Phone: (631) 589-6353 - Fax: (631) 589-8705
 E-mail: INFO@PWGROSSER.COM

CONSULTANTS



**FOR PERMITTING PURPOSES ONLY
 NOT FOR CONSTRUCTION**

7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

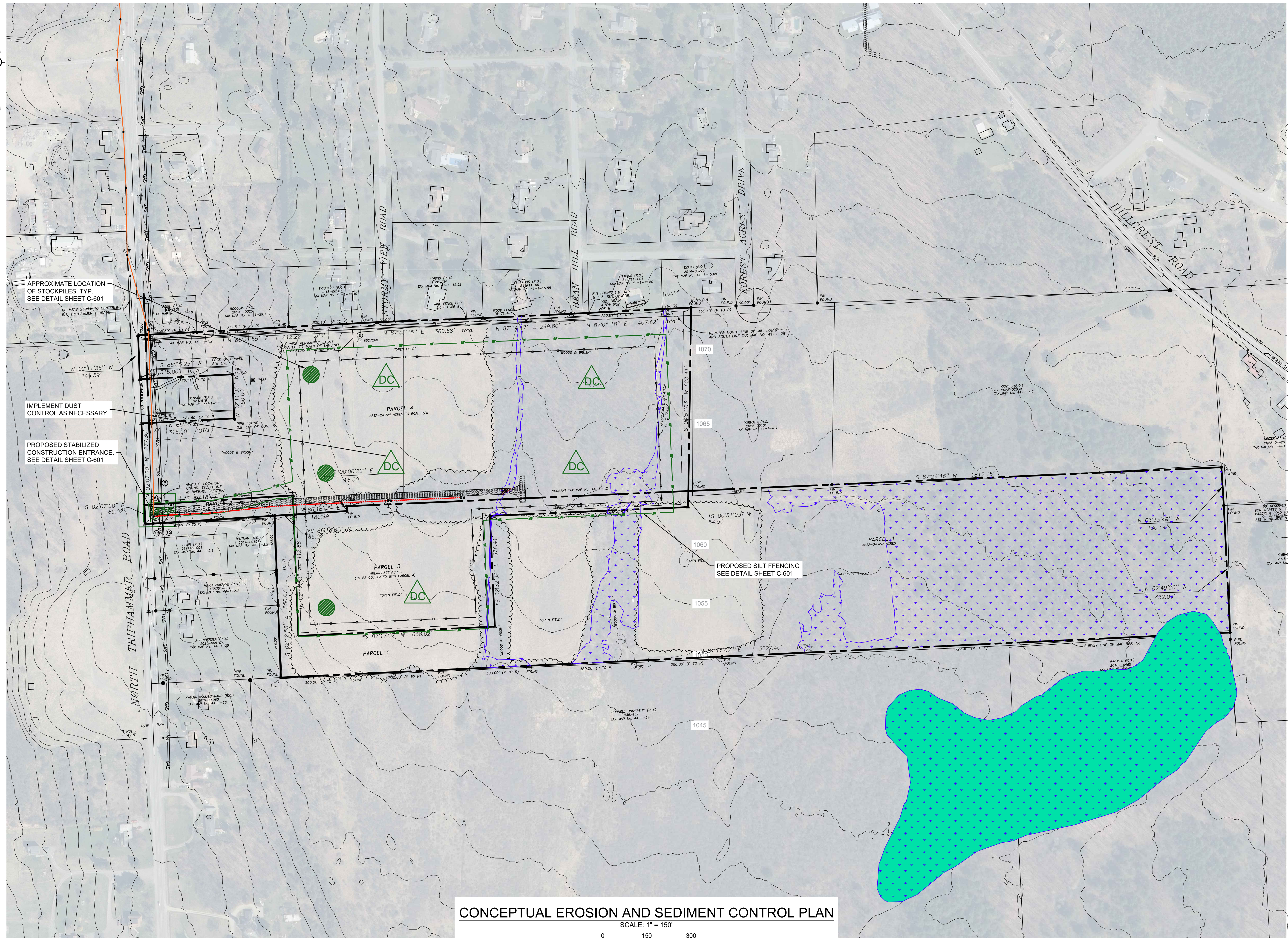
Designed By: _____ Date Submitted: _____
 Drawn By: **RPV** Date Created: **04/04/2024**
 Approved By: **MTS** Scale: **1" = 150'**

Client: **NY LANSING I, LLC**
P.O. BOX 384
CALLICOON, NY 12783
 Project: **NORTH TRIPHAMMER ROAD**
SOLAR FARM CONCEPTUAL
SITE PLAN
 Project Address: **NORTH TRIPHAMMER ROAD**
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3** Contact Number: _____
 Regulatory Reference Number: _____

CONCEPTUAL GRADING AND DRAINAGE PLAN

Drawing Number: _____
C-200
 Sheet **7** of **19**
 PWGC Project Number: _____
DRS2404



CONCEPTUAL EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 150'
 0 150 300
 SCALE: 1" = 150'



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Number	Revision Description	Revision Date
7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By: _____ Date Submitted: _____
 Drawn By: **RPV** Date Created: **04/04/24**
 Approved By: **MTS** Scale: **1" = 150'**

Client:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

**NORTH TRIPHAMMER ROAD
 SOLAR FARM CONCEPTUAL
 SITE PLAN**

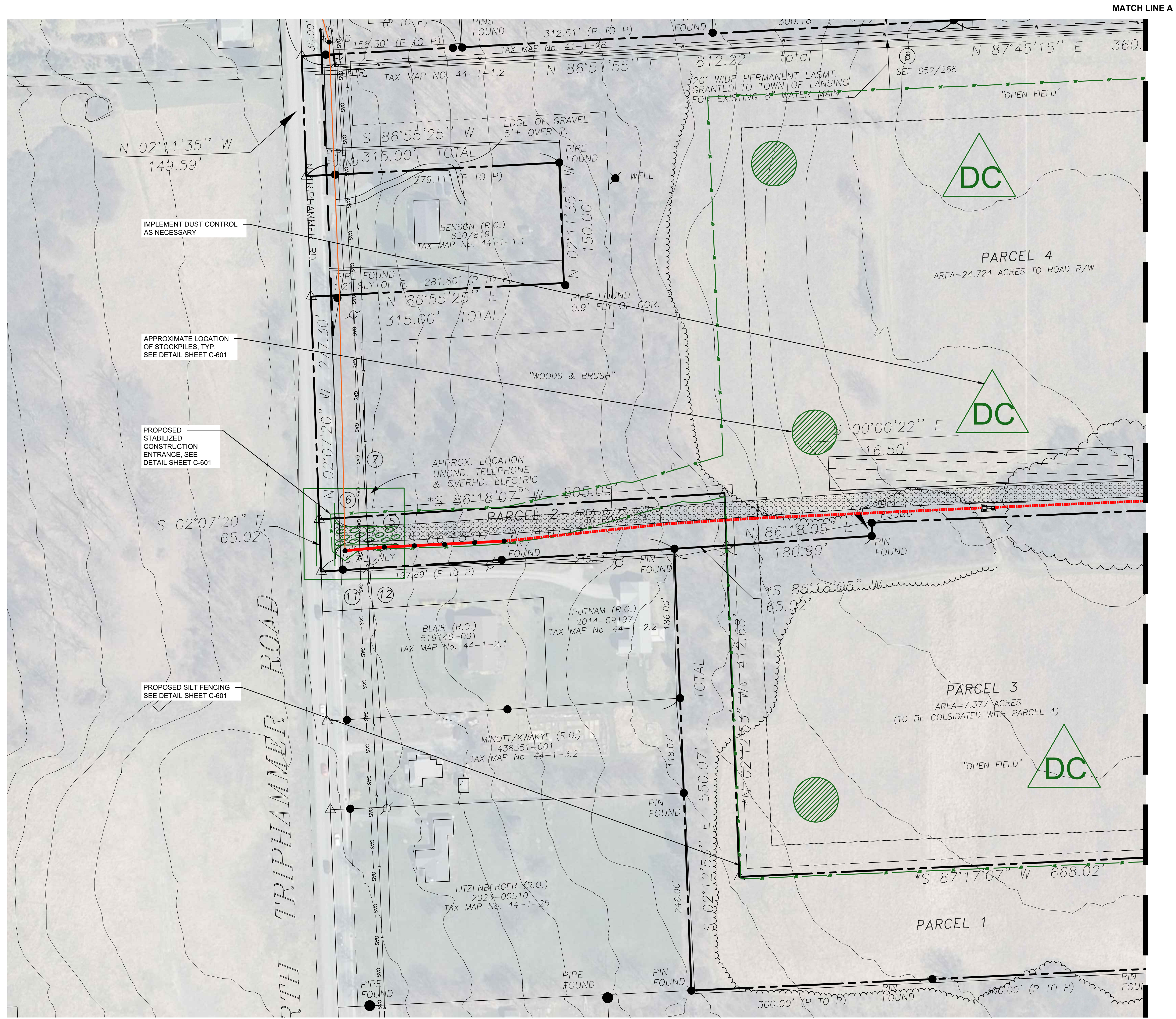
Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3**
 Regulatory Reference Number: _____

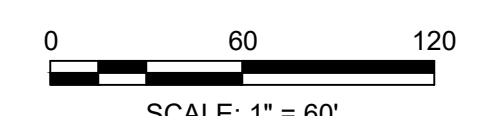
**CONCEPTUAL
 EROSION AND SED.
 CONTROL PLAN**

Drawing Number: **C-201**
 Sheet **8** of **19**
 Project Number: **DRS2404**

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CONCEPTUAL EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 60'



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CONSULTANTS

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7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By		Date Submitted	
Drawn By	THS	Date Created	01/02/2025
Approved By	MTS	Scale	1" = 60'

Client:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN**

Project Address:
**NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK**

County Tax Map Number:
44-1-1.2 & 44-1-3.3

Regulatory Reference Number:

File of Drawing:

**CONCEPTUAL
EROSION AND SED.
CONTROL PARTIAL PLAN**

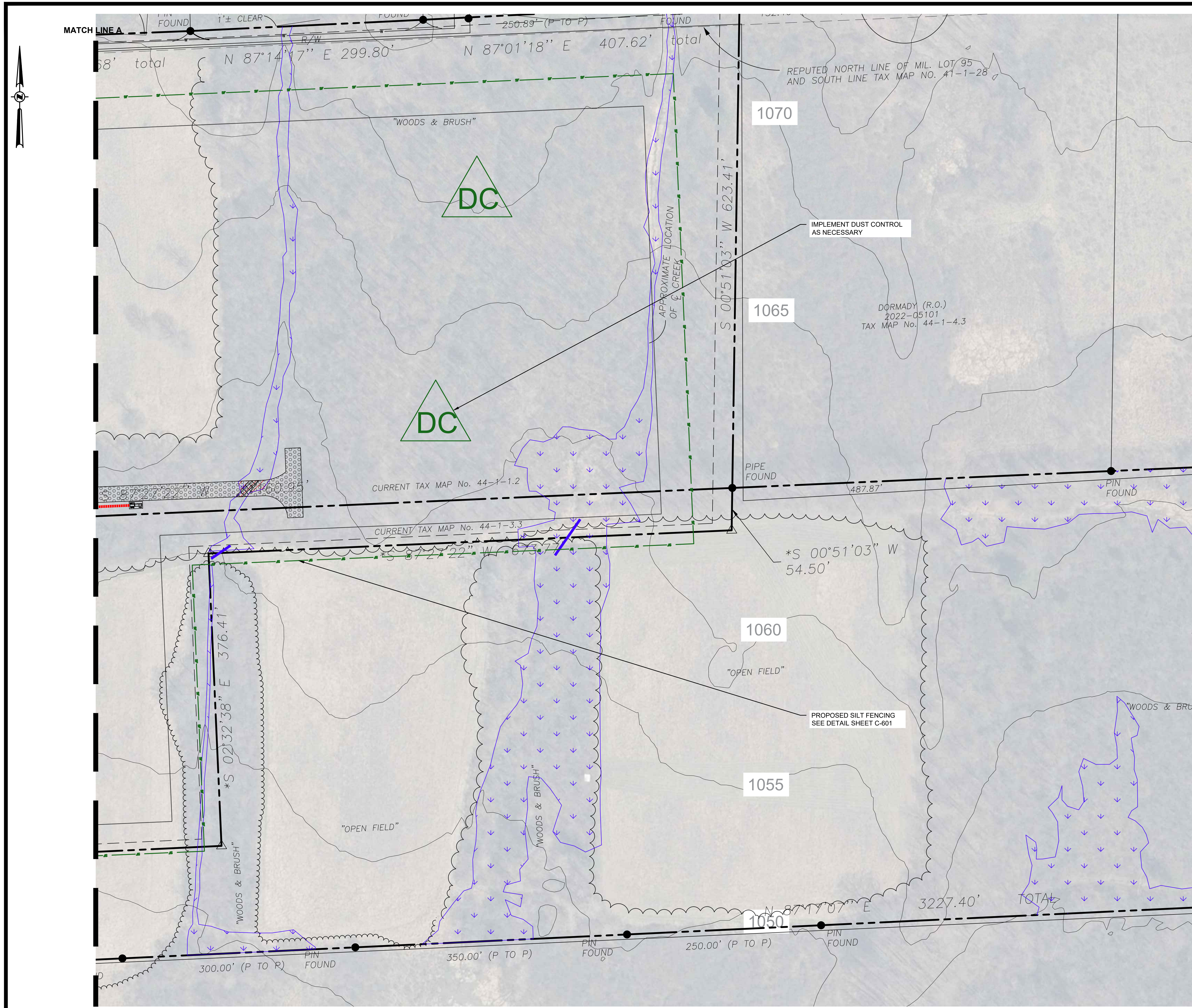
Drawing Number:
C-202

Sheet
9 of **19**

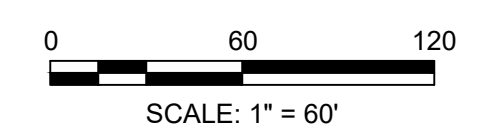
PWGC Project Number:
DRS2404

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PWGC PROJECT NUMBER: DRS2404
 DATE PLOTTED: Jan 08 2025 11:11am By: bawyer



CONCEPTUAL EROSION AND SEDIMENT CONTROL PLAN



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 E-mail: INFO@PWGROSSER.COM

CONSULTANTS



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7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024
Number	Revision Description	Revision Date

Designed By: _____ Date Submitted: _____
 Drawn By: **THS** Date Created: **01/02/2025**
 Approval By: **MTS** Scale: **1" = 60'**

Client:
NY LANSING I, LLC
 P.O. BOX 384
 CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
 SOLAR FARM CONCEPTUAL
 SITE PLAN**

Project Address:
**NORTH TRIPHAMMER ROAD
 TOWN OF LANSING
 TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: **44-1-1.2 & 44-1-3.3**
 Regulatory Reference Number: _____

**CONCEPTUAL
 EROSION AND SED.
 CONTROL PARTIAL PLAN**

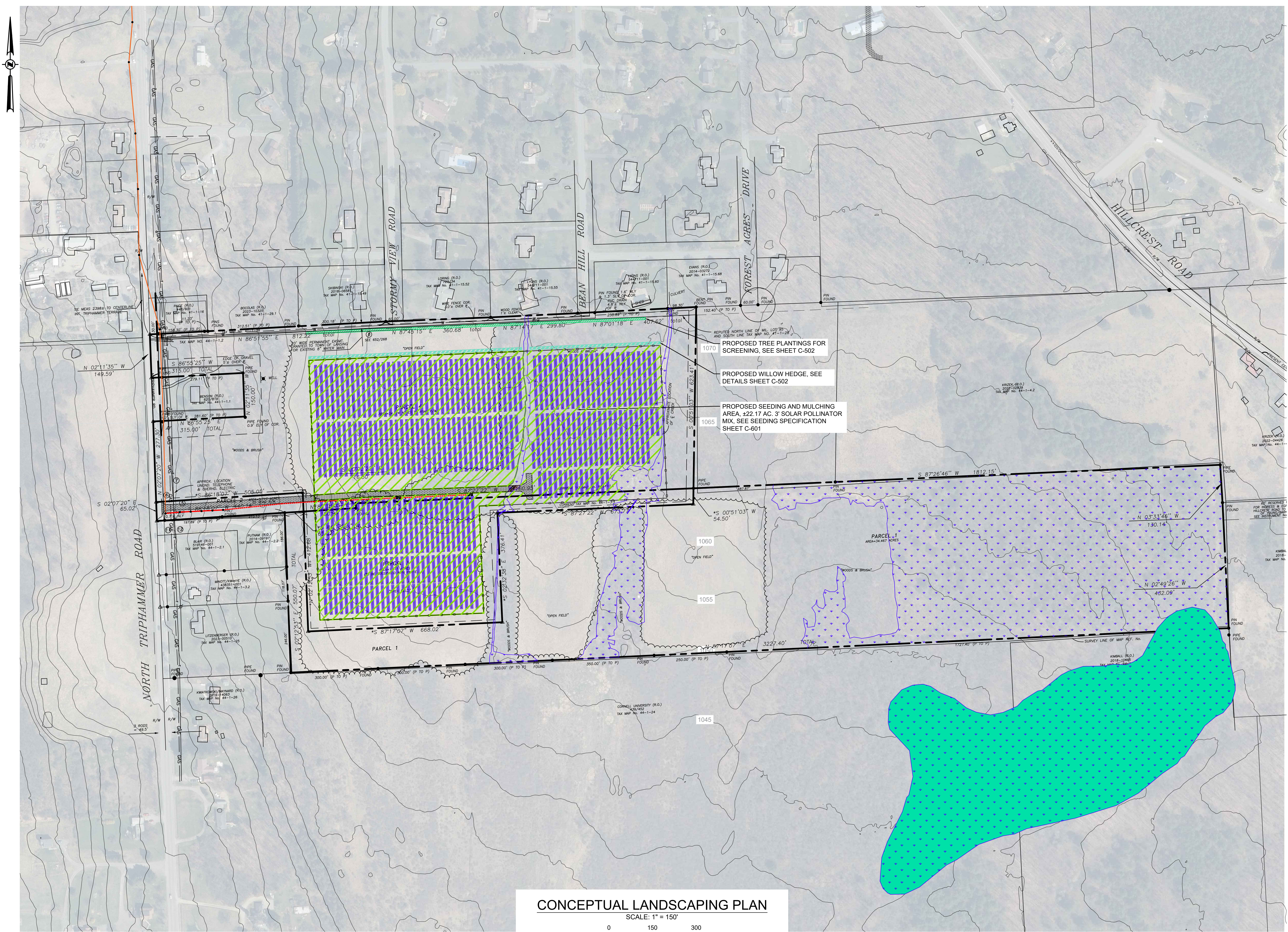
Drawing Number:
C-203

Sheet **10** of **19**

PWGC Project Number:
DRS2404

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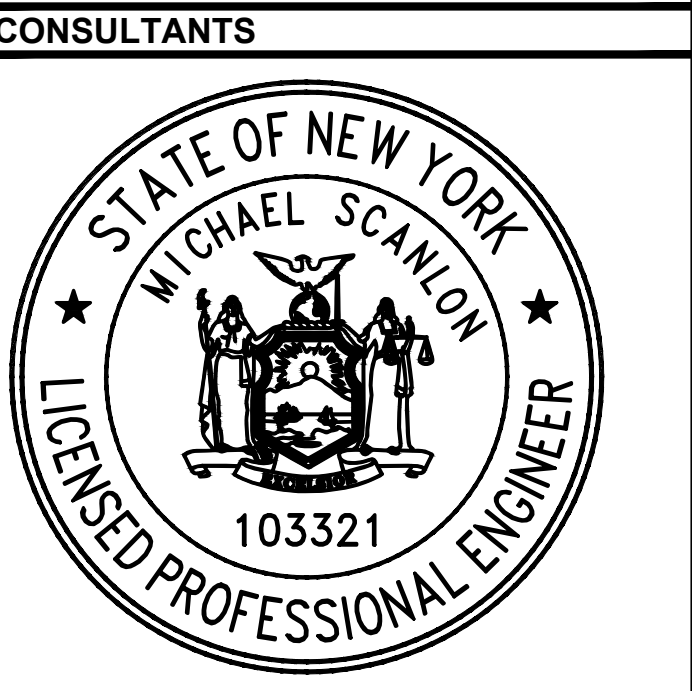
FILE NAME: J:\Projects\2024\44-1-1.2 & 44-1-3.3\44-1-1.2 & 44-1-3.3\Conceptual Solar Farm\Part 10 - 020125.dwg (10/25)
 DATE PLOTTED: Jan 08 2025 11:14am By: bmoore



CONCEPTUAL LANDSCAPING PLAN
 SCALE: 1" = 150'
 0 150 300
 SCALE: 1" = 150'



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Number	Revision Description	Revision Date
7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By: _____ Date Submitted: _____
 Drawn By: **RPV** Date Created: **04/04/2024**
 Approved By: **MTS** Scale: **1" = 150'**

Client: **NY LANSING I, LLC**
P.O. BOX 384
CALLICOON, NY 12783
 Project: **NORTH TRIPHAMMER ROAD**
SOLAR FARM CONCEPTUAL
SITE PLAN
 Project Address: **NORTH TRIPHAMMER ROAD**
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3**
 Regulatory Reference Number: _____
 File of Drawing: _____

CONCEPTUAL LANDSCAPING PLAN

Drawing Number: **C-500**
 Sheet: **11** of **19**
 PWGC Project Number: **DRS2404**

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 Phone: (631) 589-6353 - Fax: (631) 589-8705
 E-mail: INFO@PWGROSSER.COM

CONSULTANTS
 SYSTEM SUMMARY

MODULE:
 MANUFACTURER: HELIENE
 MODEL: 144HC M10 TPC
 MODULE OUTPUT POWER: 575 WP
 STRING SIZE: 26
 NUMBER OF STRINGS: 388
 MODULE QUANTITY: 10,088
 PV SYSTEM OUTPUT: 5,800.60 KWP DC

COMBINER BOX:
 CB QTY/INPUTS (QTY/INP): 29 CBs (6 INPUTS)
 4 CBs (5 INPUTS)

INVERTER:
 MANUFACTURER: SUNGROW
 MODEL: SG 3600 UD-MV
 QUANTITY/RATING: 2 / 3,425 KW (LIMITED)
 PV SYSTEM OUTPUT: 5,000 KW AC
 DC SYSTEM VOLTAGE: 1,500 V

MV INTERCONNECTION:
 TRANSFORMER QTY/RATING: 2 / 3,425 KW
 INTERCON. VOLTAGE: 34.5 KV

RACKING:
 MANUFACTURER: TBD
 CONFIGURATION: SAT-1 MODULE PORTRAIT
 TILT: 55°
 AZIMUTH: 180°

7		
6	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024
Number	Revision Description	Revision Date

Designed By: _____ Date Submitted: _____
 Drawn By: **HLW** Date Created: **03/28/24**
 Approved By: **MTS** Scale: **1" = 150'**

Client:
NY LANSING I, LLC
 P.O. BOX 384
 CALLICOON, NY 12783

Project:
NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN

Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3**
 Regulatory Reference Number: _____

File of Drawing: _____

PRIME SOILS
IMPACT MAP

State of New York
 MICHAEL SCANDOL
 103321
 LICENSED PROFESSIONAL ENGINEER

Drawing Number:
C-501

Sheet:
12 of **19**

PWGC Project Number:
DRS2404

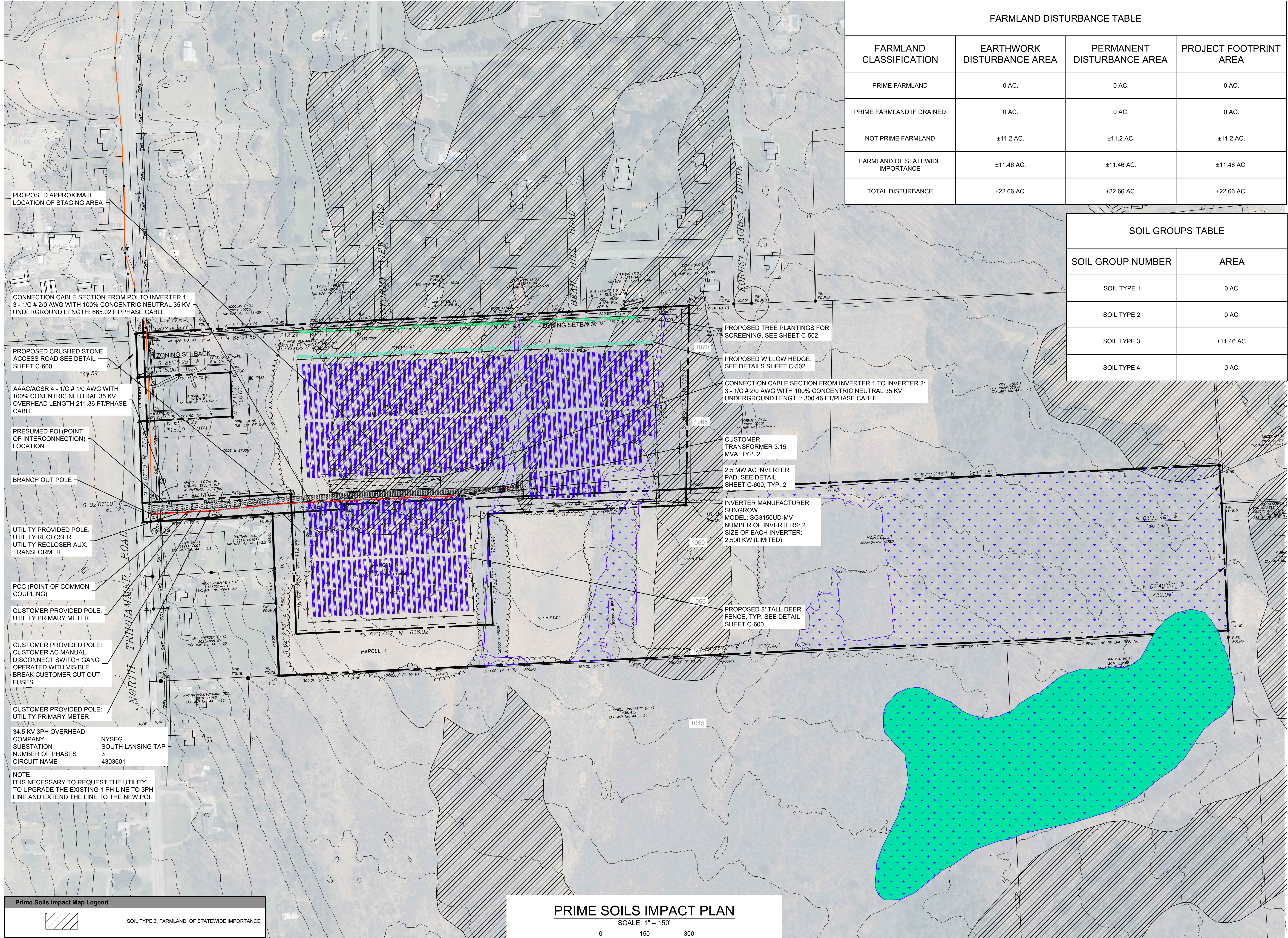
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FARMLAND DISTURBANCE TABLE

FARMLAND CLASSIFICATION	EARTHWORK DISTURBANCE AREA	PERMANENT DISTURBANCE AREA	PROJECT FOOTPRINT AREA
PRIME FARMLAND	0 AC.	0 AC.	0 AC.
PRIME FARMLAND IF DRAINED	0 AC.	0 AC.	0 AC.
NOT PRIME FARMLAND	±11.2 AC.	±11.2 AC.	±11.2 AC.
FARMLAND OF STATEWIDE IMPORTANCE	±11.46 AC.	±11.46 AC.	±11.46 AC.
TOTAL DISTURBANCE	±22.66 AC.	±22.66 AC.	±22.66 AC.

SOIL GROUPS TABLE

SOIL GROUP NUMBER	AREA
SOIL TYPE 1	0 AC.
SOIL TYPE 2	0 AC.
SOIL TYPE 3	±11.46 AC.
SOIL TYPE 4	0 AC.



PROPOSED APPROXIMATE LOCATION OF STAGING AREA

CONNECTION CABLE SECTION FROM POI TO INVERTER 1:
 3 - 1/2 # 2/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV
 UNDERGROUND LENGTH: 665.02 FT/PHASE CABLE

PROPOSED CRUSHED STONE ACCESS ROAD SEE DETAIL SHEET C-600

AAAC/ACSR 4 - 1/C # 1/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV OVERHEAD LENGTH 211.36 FT/PHASE CABLE

PRESUMED POI (POINT OF INTERCONNECTION) LOCATION

BRANCH OUT POLE

UTILITY PROVIDED POLE: UTILITY RECLOSER
 UTILITY RECLOSER AUX. TRANSFORMER

PCC (POINT OF COMMON COUPLING)

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

CUSTOMER PROVIDED POLE: CUSTOMER AC MANUAL DISCONNECT SWITCH GANG OPERATED WITH VISIBLE BREAK CUSTOMER CUT OUT FUSES

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

34.5 KV 3PH OVERHEAD COMPANY SOUTH LANSING TAP
 SUBSTATION NUMBER OF PHASES 3
 CIRCUIT NAME 4303601

NOTE:
 IT IS NECESSARY TO REQUEST THE UTILITY TO UPGRADE THE EXISTING 1 PH LINE TO 3PH LINE AND EXTEND THE LINE TO THE NEW POI.

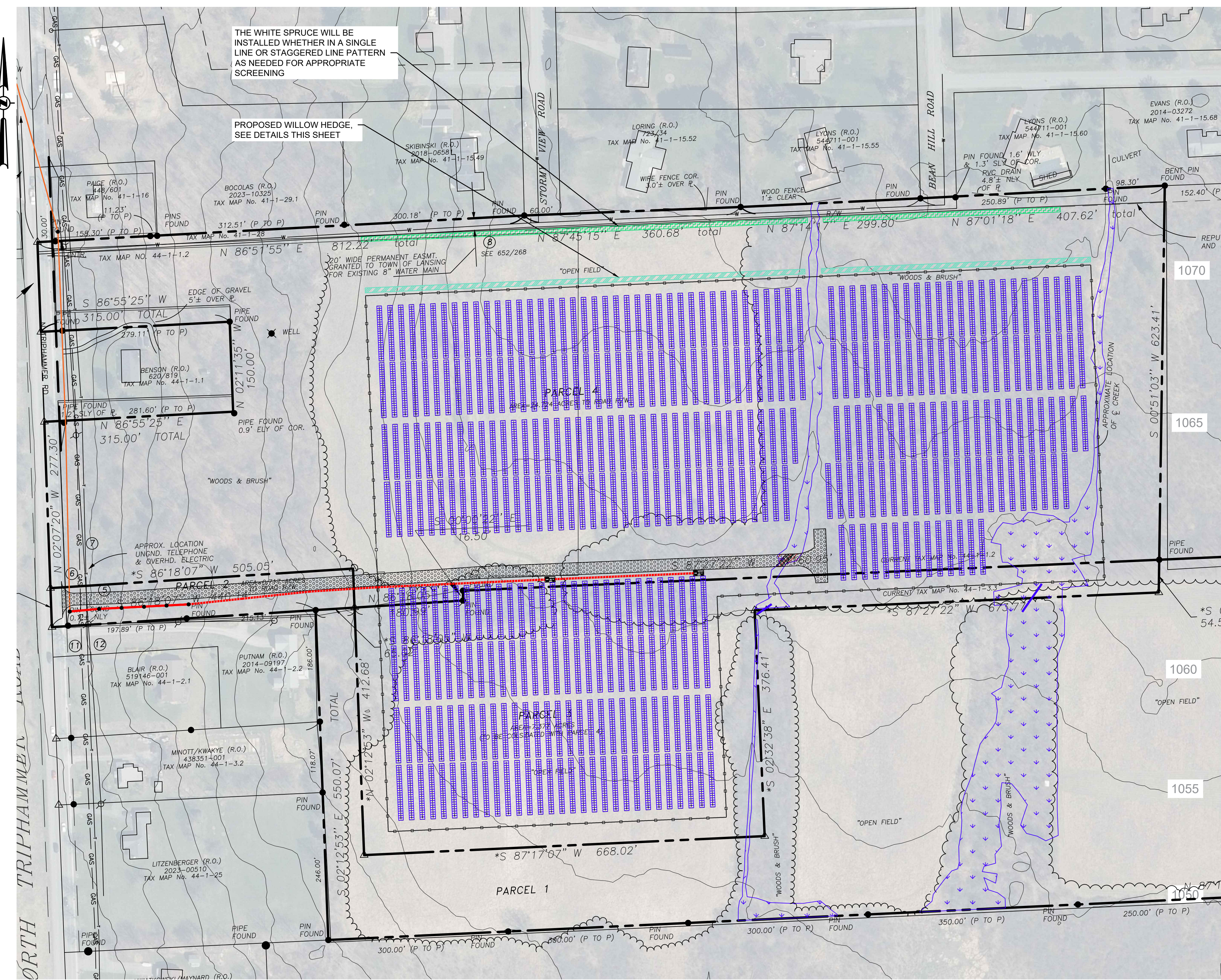
Prime Soils Impact Map Legend

	SOIL TYPE 3, FARMLAND OF STATEWIDE IMPORTANCE
--	---

PRIME SOILS IMPACT PLAN

SCALE: 1" = 150'
 0 150 300
 SCALE: 1" = 150'

STATE OF NEW YORK
 MICHAEL SCANDOL
 103321
 LICENSED PROFESSIONAL ENGINEER
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THE WHITE SPRUCE WILL BE INSTALLED WHETHER IN A SINGLE LINE OR STAGGERED LINE PATTERN AS NEEDED FOR APPROPRIATE SCREENING

PROPOSED WILLOW HEDGE. SEE DETAILS THIS SHEET

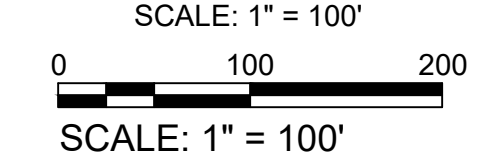


WHITE SPRUCE
NOT TO SCALE

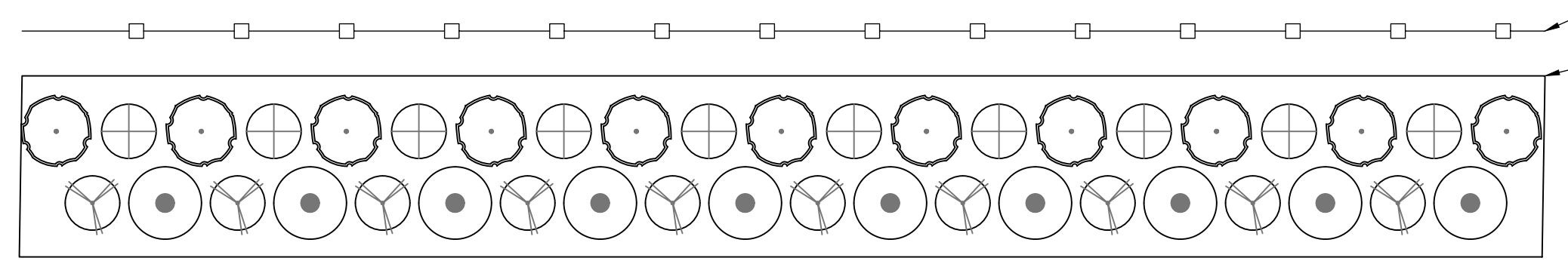
ARROWWOOD VIBURNUM
NOT TO SCALE

- NOTES:
- EVERGREEN AND SHRUB SCREENING TO BE INSTALLED AS SHOWN ON THE PLAN ABOVE AT THE FIRST SEASONAL OPPORTUNITY (EARLY APRIL - MID JUNE) DURING CONSTRUCTION.
 - WILLOW HEDGE TO BE INSTALLED AT THE FIRST SEASONAL OPPORTUNITY (EARLY APRIL - MID JUNE) AFTER FENCE INSTALLATION.
 - SHRUB WILLOW SPECIES MAY INCLUDE BUT ARE NOT LIMITED TO: SALIX CAPREA, SALIX ERIOCEPHALA, SALIX MIYABEANA, SALIX SACHALINENSIS, SALIX PURPUREA.
 - LANDSCAPING SHALL BE WATERED AND MAINTAINED APPROPRIATELY DURING AND AFTER CONSTRUCTION SO THAT IT BECOMES ESTABLISHED.
 - THE TREES WILL BE PLANTED IN A SINGLE OR STAGGERED ROW AS NEEDED FOR ADEQUATE SCREENING ALONG THE NORTHERN BORDER OF THE PROJECT PARCEL.

LANDSCAPING AND SCREENING PLAN



LEGEND	
	PERIMETER FENCE
	UNDERGROUND ELECTRIC LINE
	SOLAR PANELS
	PROPERTY LINE
	PROPOSED WHITE SPRUCE
	PROPOSED WILLOW HEDGE



WILLOW HEDGE DETAIL
NOT TO SCALE

8 FT TALL DEER FENCE

SHRUB WILLOW HEDGE CONSISTING OF A RAPID-GROWING SHRUB WILLOW SPECIES MIX SUITABLE TO SPECIFIC SITE CONDITIONS. CUTTINGS PLANTED 2' O.C., DOUBLE-ROW SPACED 3' APART. MULCH AROUND PLANTINGS WITH WOOD CHIPS. COPPICING AFTER FIRST YEAR GROWTH MAY OCCUR.



WILLOW HEDGE
NOT TO SCALE

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING INC.

630 Johnson Avenue - Suite 7
Bohemia, NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

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Number	Revision Description	Revision Date
7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By: _____ Date Submitted: _____
 Drawn By: **RPV** Date Created: **04/04/2024**
 Approved By: **MTS** Scale: **1" = 100'**

Client: **NY LANSING I, LLC**
P.O. BOX 384
CALLICOON, NY 12783

Project: **NORTH TRIPHAMMER ROAD**
SOLAR FARM CONCEPTUAL
SITE PLAN

Project Address: **NORTH TRIPHAMMER ROAD**
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3**
 Regulatory Reference Number: _____

CONCEPTUAL LANDSCAPING AND SCREENING PLAN

Drawing Number: **C-502**

Sheet **13** of **19**

PWGC Project Number: **DRS2404**

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Bohemia, NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS
SYSTEM SUMMARY

MODULE:	
MANUFACTURER:	HANWHA
MODEL:	Q.PEAK DUO XL-G11.3 / BFG
MODULE OUTPUT POWER:	585 WP
STRING SIZE:	24
NUMBER OF STRINGS:	420
MODULE QUANTITY:	10,080
PV SYSTEM OUTPUT:	5,896.80 KWP DC
COMBINER BOX:	
CB QTY/INPUTS (QTY/INP):	30 CBs (6 INPUTS) 6 CBs (5 INPUTS)

INVERTER:	
MANUFACTURER:	SUNGROW
MODEL:	SG3150 UD-MV
QUANTITY/RATING:	2 / 2,500 KW (LIMITED)
PV SYSTEM OUTPUT:	5,000 KW AC
DC SYSTEM VOLTAGE:	1,500 V

MV INTERCONNECTION:	
TRANSFORMER QTY/RATING:	2 / 3,150 KW
INTERCON. VOLTAGE:	34.5 KV

RACKING:	
MANUFACTURER:	TBD
CONFIGURATION:	SAT - 1 MODULE PORTRAIT
TILT:	±55°
AZIMUTH:	178°

7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By		Date Submitted	
Drawn By	RPV/THS	Date Created	04/04/24
Approved By	MTS	Scale	1" = 150'

Client:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN**

Project Address:
**NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK**


County Tax Map Number: 44-1-1.2 & 44-1-3.3
Regulatory Reference Number: ...

File of Drawing:
**PROPOSED WETLANDS
DISTURBANCE PLAN**

Drawing Number:
C-503

Sheet
14 of **19**

PWGC Project Number:
DRS2404



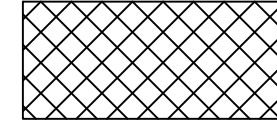
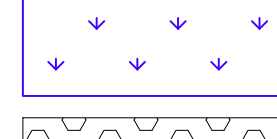
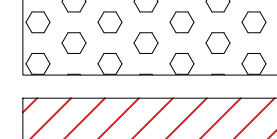

STATE OF NEW YORK
JACQUELINE M. WATSON
103321
LICENSED PROFESSIONAL ENGINEER

Unauthorize alteration or addition to this drawing and related documents without the approval of Section 7209 of the New York State Education Law.

WETLANDS DISTURBANCE TABLE

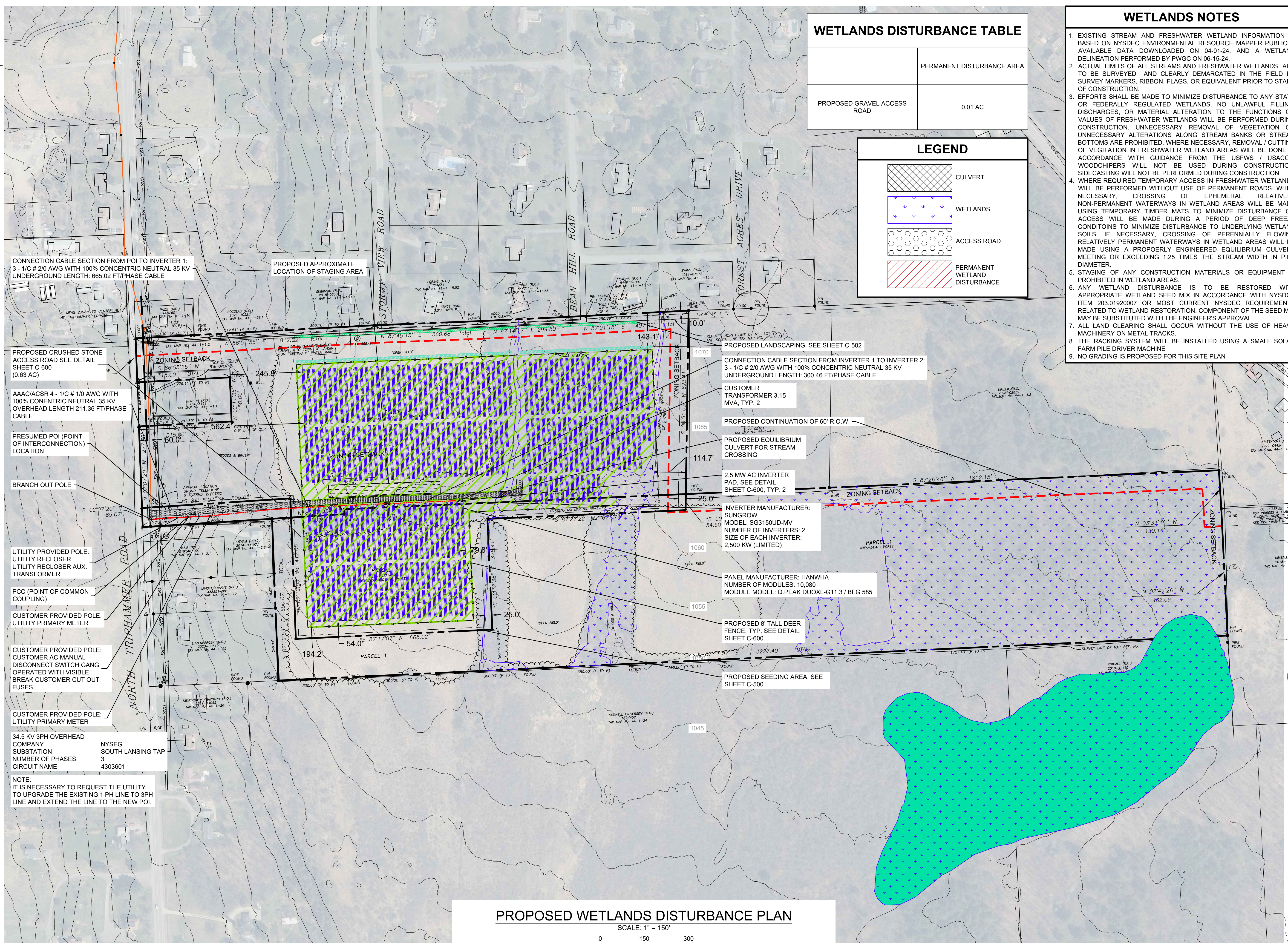
	PERMANENT DISTURBANCE AREA
PROPOSED GRAVEL ACCESS ROAD	0.01 AC

LEGEND

	CULVERT
	WETLANDS
	ACCESS ROAD
	PERMANENT WETLAND DISTURBANCE

WETLANDS NOTES

- EXISTING STREAM AND FRESHWATER WETLAND INFORMATION IS BASED ON NYSDEC ENVIRONMENTAL RESOURCE MAPPER PUBLICLY AVAILABLE DATA DOWNLOADED ON 04-01-24, AND A WETLAND DELINEATION PERFORMED BY PWGC ON 06-15-24.
- ACTUAL LIMITS OF ALL STREAMS AND FRESHWATER WETLANDS ARE TO BE SURVEYED AND CLEARLY DEMARCATED IN THE FIELD BY SURVEY MARKERS, RIBBON, FLAGS, OR EQUIVALENT PRIOR TO START OF CONSTRUCTION.
- EFFORTS SHALL BE MADE TO MINIMIZE DISTURBANCE TO ANY STATE OR FEDERALLY REGULATED WETLANDS. NO UNLAWFUL FILLING, DISCHARGES, OR MATERIAL ALTERATION TO THE FUNCTIONS OR VALUES OF FRESHWATER WETLANDS WILL BE PERFORMED DURING CONSTRUCTION. UNNECESSARY REMOVAL OF VEGETATION OR UNNECESSARY ALTERATIONS ALONG STREAM BANKS OR STREAM BOTTOMS ARE PROHIBITED. WHERE NECESSARY, REMOVAL / CUTTING OF VEGETATION IN FRESHWATER WETLAND AREAS WILL BE DONE IN ACCORDANCE WITH GUIDANCE FROM THE USFWS / USACE. WOODCHIPERS WILL NOT BE USED DURING CONSTRUCTION. SIDECASTING WILL NOT BE PERFORMED DURING CONSTRUCTION.
- WHERE REQUIRED TEMPORARY ACCESS IN FRESHWATER WETLANDS WILL BE PERFORMED WITHOUT USE OF PERMANENT ROADS. WHEN NECESSARY, CROSSING OF EPHEMERAL RELATIVELY NON-PERMANENT WATERWAYS IN WETLAND AREAS WILL BE MADE USING TEMPORARY TIMBER MATS TO MINIMIZE DISTURBANCE OR ACCESS WILL BE MADE DURING A PERIOD OF DEEP FREEZE CONDITIONS TO MINIMIZE DISTURBANCE TO UNDERLYING WETLAND SOILS. IF NECESSARY, CROSSING OF PERENNIALY FLOWING RELATIVELY PERMANENT WATERWAYS IN WETLAND AREAS WILL BE MADE USING A PROPERLY ENGINEERED EQUILIBRIUM CULVERT MEETING OR EXCEEDING 1.25 TIMES THE STREAM WIDTH IN PIPE DIAMETER.
- STAGING OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IS PROHIBITED IN WETLAND AREAS.
- ANY WETLAND DISTURBANCE IS TO BE RESTORED WITH APPROPRIATE WETLAND SEED MIX IN ACCORDANCE WITH NYS DOT ITEM 203.01920007 OR MOST CURRENT NYSDEC REQUIREMENTS RELATED TO WETLAND RESTORATION. COMPONENT OF THE SEED MIX MAY BE SUBSTITUTED WITH THE ENGINEER'S APPROVAL.
- ALL LAND CLEARING SHALL OCCUR WITHOUT THE USE OF HEAVY MACHINERY ON METAL TRACKS.
- THE RACKING SYSTEM WILL BE INSTALLED USING A SMALL SOLAR FARM PILE DRIVER MACHINE
- NO GRADING IS PROPOSED FOR THIS SITE PLAN



CONNECTION CABLE SECTION FROM POI TO INVERTER 1:
3 - 1/2 # 2/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV
UNDERGROUND LENGTH: 665.02 FT/PHASE CABLE

PROPOSED APPROXIMATE
LOCATION OF STAGING AREA

PROPOSED CRUSHED STONE
ACCESS ROAD SEE DETAIL
SHEET C-600
(0.63 AC)

AAAC/ACSR 4 - 1/2 # 1/0 AWG WITH
100% CONCENTRIC NEUTRAL 35 KV
OVERHEAD LENGTH 211.36 FT/PHASE
CABLE

PRESUMED POI (POINT
OF INTERCONNECTION)
LOCATION

BRANCH OUT POLE

UTILITY PROVIDED POLE:
UTILITY RECLOSER
UTILITY RECLOSER AUX.
TRANSFORMER

PCC (POINT OF COMMON
COUPLING)

CUSTOMER PROVIDED POLE:
UTILITY PRIMARY METER

CUSTOMER PROVIDED POLE:
CUSTOMER AC MANUAL
DISCONNECT SWITCH GANG
OPERATED WITH VISIBLE
BREAK CUSTOMER CUT OUT
FUSES

CUSTOMER PROVIDED POLE:
UTILITY PRIMARY METER

34.5 KV 3PH OVERHEAD
COMPANY
SUBSTATION
NUMBER OF PHASES
CIRCUIT NAME

NYSEG
SOUTH LANSING TAP
3
4303601

NOTE:
IT IS NECESSARY TO REQUEST THE UTILITY
TO UPGRADE THE EXISTING 1 PH LINE TO 3PH
LINE AND EXTEND THE LINE TO THE NEW POI.

CONNECTION CABLE SECTION FROM INVERTER 1 TO INVERTER 2:
3 - 1/2 # 2/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV
UNDERGROUND LENGTH: 300.46 FT/PHASE CABLE

CUSTOMER
TRANSFORMER 3.15
MVA, TYP. 2

PROPOSED CONTINUATION OF 60' R.O.W.

PROPOSED EQUILIBRIUM
CULVERT FOR STREAM
CROSSING

2.5 MW AC INVERTER
PAD, SEE DETAIL
SHEET C-600, TYP. 2

INVERTER MANUFACTURER:
SUNGROW
MODEL: SG3150UD-MV
NUMBER OF INVERTERS: 2
SIZE OF EACH INVERTER:
2,500 KW (LIMITED)

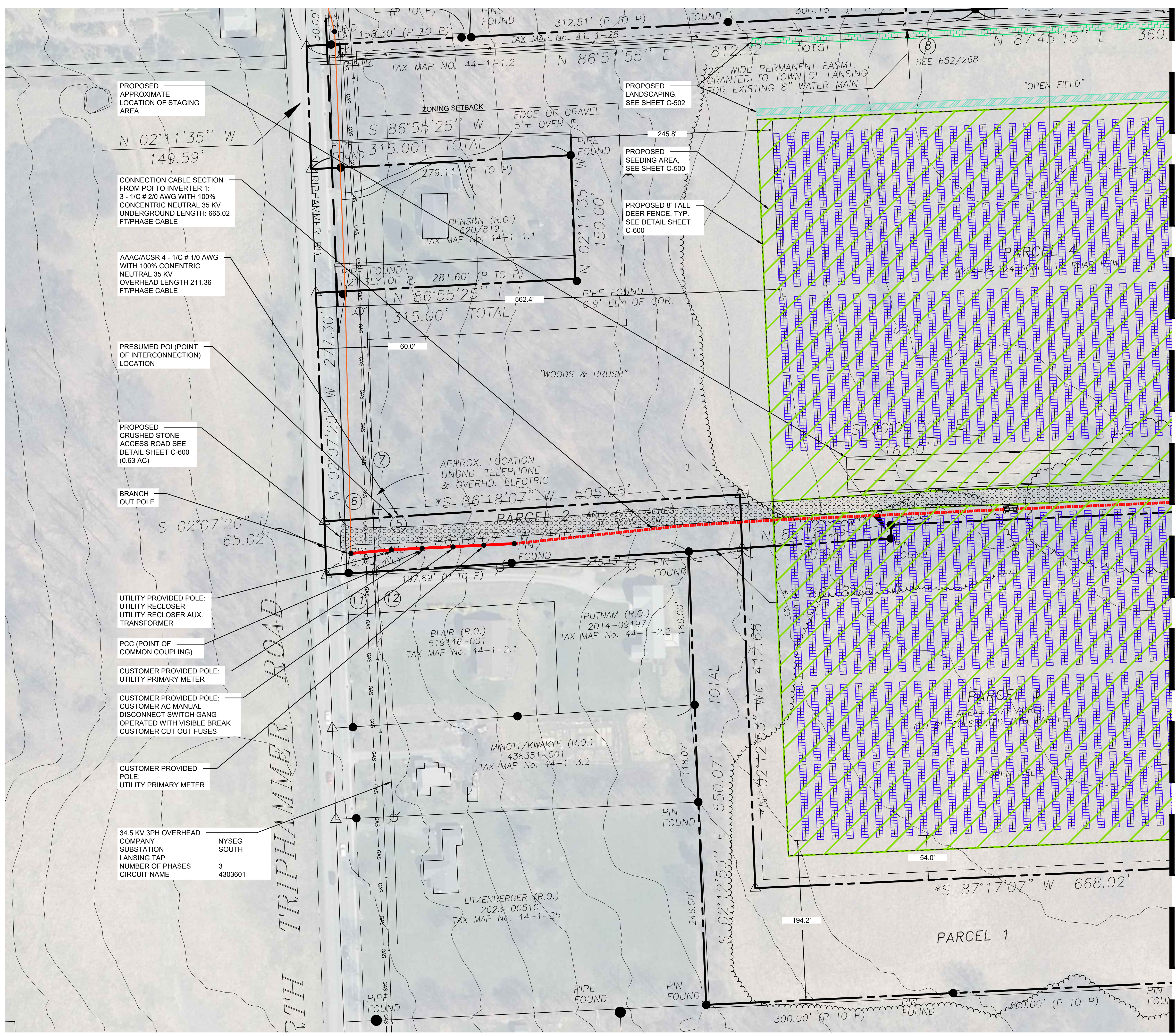
PANEL MANUFACTURER: HANWHA
NUMBER OF MODULES: 10,080
MODULE MODEL: Q.PEAK DUOXL-G11.3 / BFG 585

PROPOSED 8' TALL DEER
FENCE, TYP. SEE DETAIL
SHEET C-600

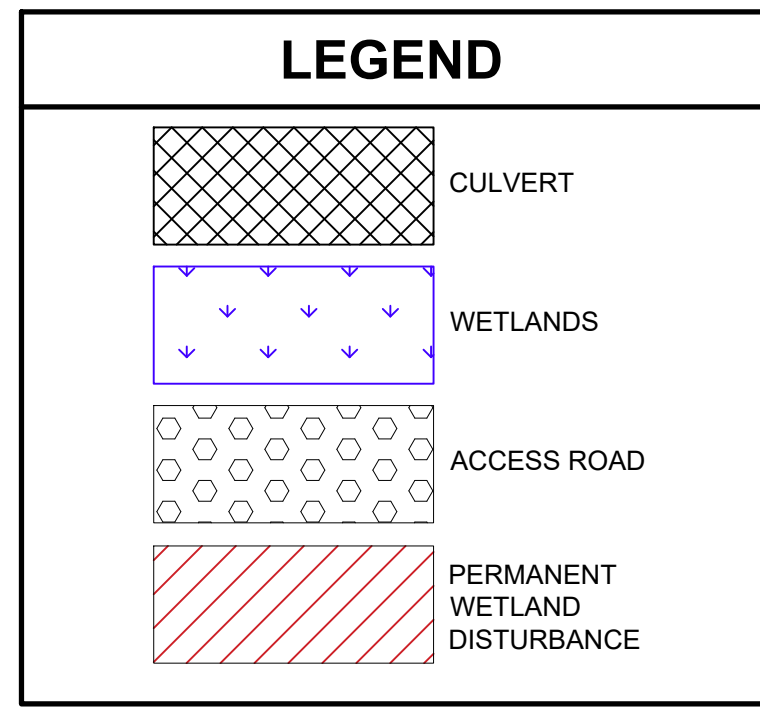
PROPOSED SEEDING AREA, SEE
SHEET C-500

PROPOSED WETLANDS DISTURBANCE PLAN

SCALE: 1" = 150'
0 150 300
SCALE: 1" = 150'



WETLANDS DISTURBANCE TABLE	
	PERMANENT DISTURBANCE AREA
PROPOSED GRAVEL ACCESS ROAD	0.01 AC



PROPOSED APPROXIMATE LOCATION OF STAGING AREA

CONNECTION CABLE SECTION FROM POI TO INVERTER 1: 3 - 1/C # 2/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV UNDERGROUND LENGTH: 665.02 FT/PHASE CABLE

AAAC/ACSR 4 - 1/C # 1/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV OVERHEAD LENGTH 211.36 FT/PHASE CABLE

PRESUMED POI (POINT OF INTERCONNECTION) LOCATION

PROPOSED CRUSHED STONE ACCESS ROAD SEE DETAIL SHEET C-600 (0.63 AC)

BRANCH OUT POLE

UTILITY PROVIDED POLE: UTILITY RECLOSER UTILITY RECLOSER AUX. TRANSFORMER

PCC (POINT OF COMMON COUPLING)

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

CUSTOMER PROVIDED POLE: CUSTOMER AC MANUAL DISCONNECT SWITCH GANG OPERATED WITH VISIBLE BREAK CUSTOMER CUT OUT FUSES

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

34.5 KV 3PH OVERHEAD COMPANY SUBSTATION LANSING TAP NUMBER OF PHASES 3 CIRCUIT NAME NYSEG SOUTH 4303601

PROPOSED WETLAND DISTURBANCE PLAN SCALE: 1" = 60'

MATCH LINE A

MATCH LINE A



PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING INC.

630 Johnson Avenue - Suite 7
Bohemia, NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS



FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By: _____ Date Submitted: _____
Drawn By: THS Date Created: 01/03/2025
Approved By: MTS Scale: 1" = 60'

Client: NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project: NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN

Project Address: NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: 44-1-1.2 & 44-1-3.3
Regulatory Reference Number: _____

File of Drawing: _____

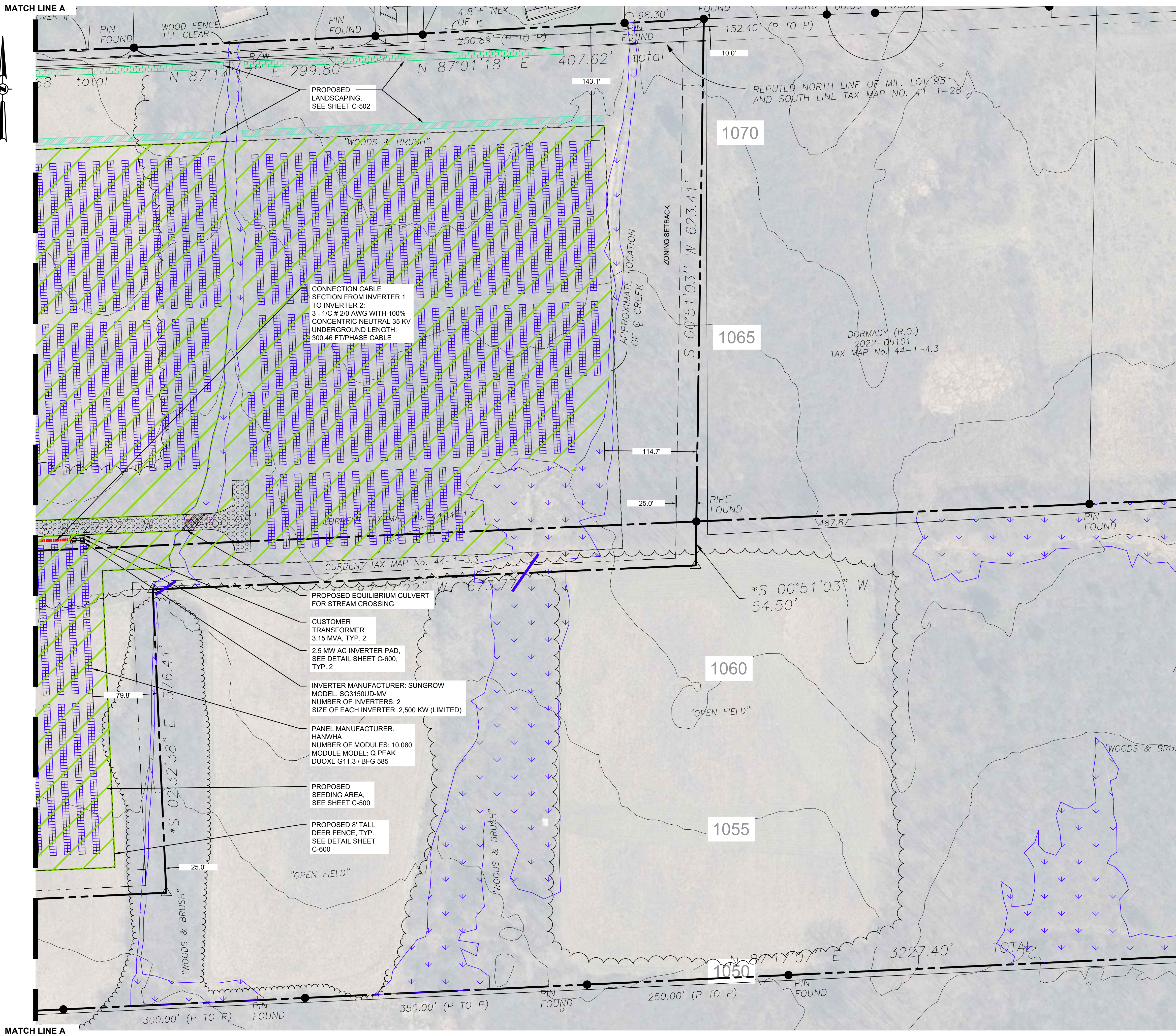
PROPOSED WETLANDS DISTURBANCE PARTIAL PLAN 01 OF 02

Drawing Number: C-504

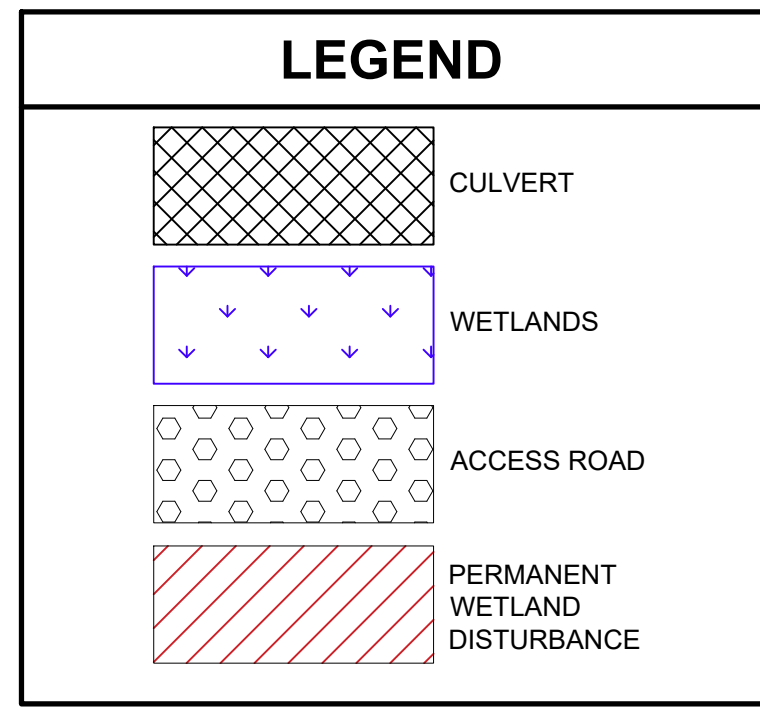
Sheet 15 of 19

PWGC Project Number: DRS2404

Unauthorised alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law



WETLANDS DISTURBANCE TABLE	
	PERMANENT DISTURBANCE AREA
PROPOSED GRAVEL ACCESS ROAD	0.01 AC



PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING INC.

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Bohemia, NY - 11716-2618
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CONSULTANTS

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7		
6		
5	UPDATED WETLANDS	11/11/2024
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2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By	Date Submitted
Drawn By	Date Created
Approved By	Scale
THS	01/03/2025
MTS	1" = 60'

Client:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN**

Project Address:
**NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: **44-1-1.2 & 44-1-3.3**

Regulatory Reference Number: ...

File of Drawing: ...

**PROPOSED
WETLANDS DISTURBANCE
PARTIAL PLAN 02 OF 02**

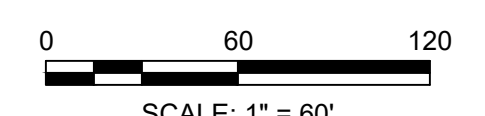
Drawing Number:
C-505

Sheet:
16 of **19**

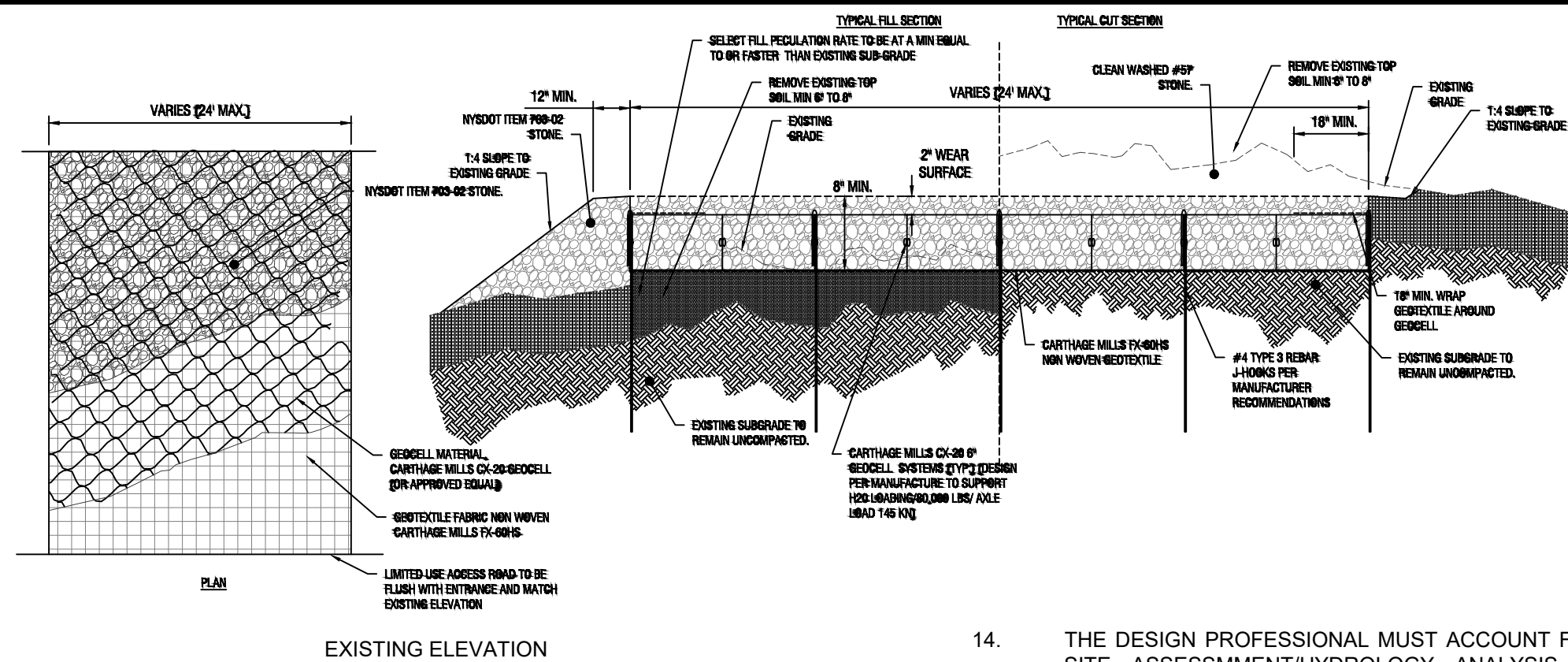
PWGC Project Number:
DRS2404

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CONCEPTUAL SITE PLAN
SCALE: 1" = 60'



PWGC PROJECT NUMBER: DR52404
 DATE PLOTTED: Jan 08 2025 11:24am By: bmoore



GENERAL NOTES

1. PROVIDE A 4800 LB/FT ENHANCED WOVEN GEOTEXTILE SEPARATION LAYER AND INSTALL PER MANUFACTURER RECOMMENDATIONS INCLUDING OVERLAPS BASED ON SUB GRADE CBR.
2. THE GEOCELL SHALL BE CONNECTED WITH TYP 3 REBAR J HOOKS.
3. PROVIDE TYP 3 ANCHORS TO KEEP PANELS OPEN FOR INFILL AS REQUIRED
4. GEOCELL INFILL SHALL BE 3/4 TO 1.5" CRUSHED AGGREGATE WITH FINE LIMITED TO LESS THAN 10% TO ALLOW FREE DRAINAGE.
5. LIMIT THE DROP OF INFILL TO PREVENT PANEL DISTORTION.
6. ASSUME HS-20 LOADING

PERMEABLE ACCESS ROAD GENERAL NOTES

1. USE OF THIS DETAIL CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING EQUIPMENT REPAIR OR MAINTENANCE, ETC.)
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY, FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER. COMPACT TO THE DEGREE OF THE NATIVE INSITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE.
5. GRADE ROADWAY, WHERE NECESSARY TO NATIVE SOIL AND DESIRED ELEVATION MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED
6. REMOVE 6" TO 8" TOPSOIL AS DIRECTED BY ENGINEER.
7. REMOVE REFUSE SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN ARE THAT IMPEDES STORMWATER DRAINAGE.
8. ROADWAY WIDTH TO BE DETERMINED BY CLIENT.
9. THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 0% IN MOST CASES AND SHOULD NOT EXCEED 5%. THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 5%.
10. LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS TO SEDIMENT TRACKING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION, EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY.
11. TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING INITIAL PHASES OF CONSTRUCTION, A STANDARD NEW YORK STATE STABILIZED CONSTRUCTION ACCESS SHALL BE CONSTRUCTED AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON, OR OFF SITE. MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
12. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION.
13. PROJECTS SHOULD AVOID INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN POORLY DRAINED AREAS, HOWEVER IF NO A

14. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USE PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT/HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF GP-0-20-001 FOR THE DEFINITION OF "ALTER THE HYDROLOGY..."), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.

GEOCELL MATERIAL NOTES:

1. THE GEOCELL, OR COMPARABLE PRODUCT, IS SUGGESTED FOR USE ON ROAD PROFILES EXCEEDING 5%. THE GEOCELL PRODUCT IS INTENDED TO LIMIT SHIFTING STONE MATERIAL DURING USE.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. WHERE REQUIRED, A NATIVE SOIL WEDGE SHALL BE PLACED TO ACCOMMODATE ROAD CROSS SLOPE OF 2%. NATIVE SOIL SHALL BE COMPACTED TO MATCH EXISTING SOIL CONDITIONS.
4. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP-ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATIONS OF NYSDOT ITEM 703-02. SIZE DESIGNATION 3-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF, AND SPREAD WITH, A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
5. GEOCELL SYSTEM SHALL BE CARTHAGE MILLS CX-20 6" HS20 LOADING OR APPROVED EQUAL. GEOCELL SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
6. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE, SIZE 3A, MEETING NYSDOT ITEM 703-02 SPECIFICATIONS.
7. THE TOP EDGES OF ADJACENT CELL WALLS SHALL BE FLUSH WHEN CONNECTING. ALIGN THE I-SLOTS FOR INTERLEAF AND END TO END CONNECTIONS. THE GEOCELL PANELS SHALL BE CONNECTED WITH TYP 3 J HOOKS AT EACH INTERLEAF AND END TO END CONNECTIONS. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER INSTALLATION, TYING AND CONNECTIONS.
8. PREPARE THE SUBGRADE AS SHOWN ON THE CONSTRUCTION DRAWINGS.
9. COMPACT THE SOIL TO A MINIMUM 95% STANDARD PROCTOR.
10. VERIFY THAT THE SUBGRADE STRENGTH, IF UNACCEPTABLE, THE SOILS SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER.
11. WHERE REQUIRED, PROVIDE GEOTEXTILE SEPARATION LAYER.
12. EXPAND THE GEOCELL SECTIONS INTO POSITION AND CONNECT THE END TO END INTERLEAF CONNECTIONS WITH ATRA KEYS.
13. PLACE THE SPECIFIED INFILL MATERIAL TO 2 INCHES ABOVE CELL WALLS AND COMPACT TO A MINIMUM 95% STANDARD PROCTOR.
14. PROVIDE ADDITIONAL SURFACE MATERIAL AS SPECIFIED.

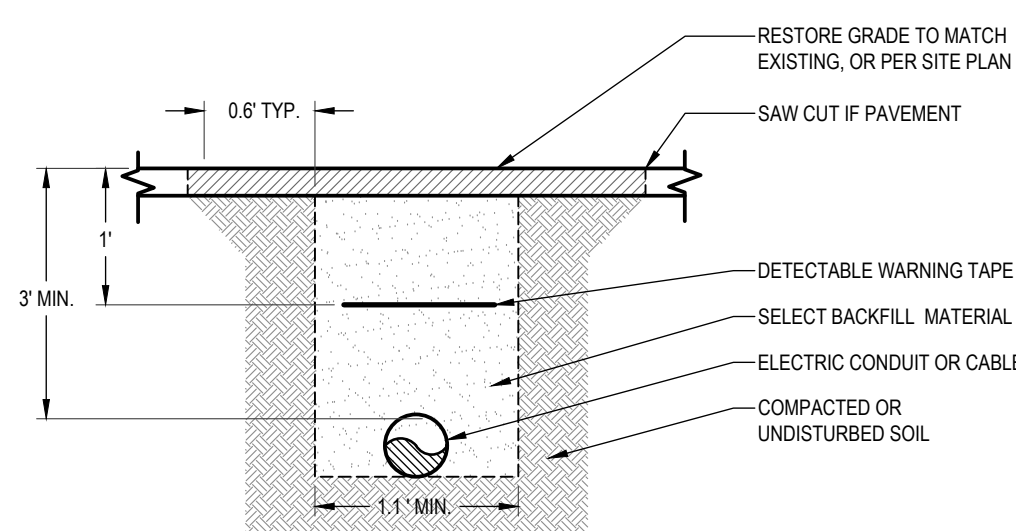
BASIS OF DESIGN: CARTHAGE MILL

WOVEN GEOTEXTILE MATERIAL NOTES:

1. GEOTEXTILE MATERIAL TO B CARTHAGE MILL FX-60HS OR APPROVED EQUAL.
- BASIS OF DESIGN: CARTHAGE MILLS

GRAVEL ACCESS ROAD DETAIL

NOT TO SCALE

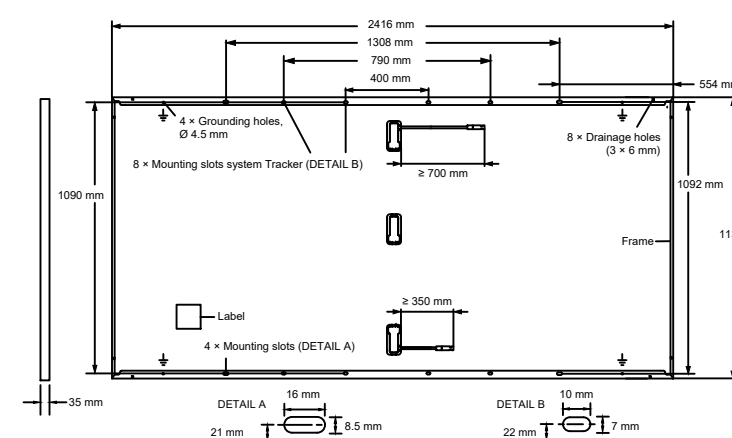


ELECTRICAL TRENCH DETAIL

NOT TO SCALE

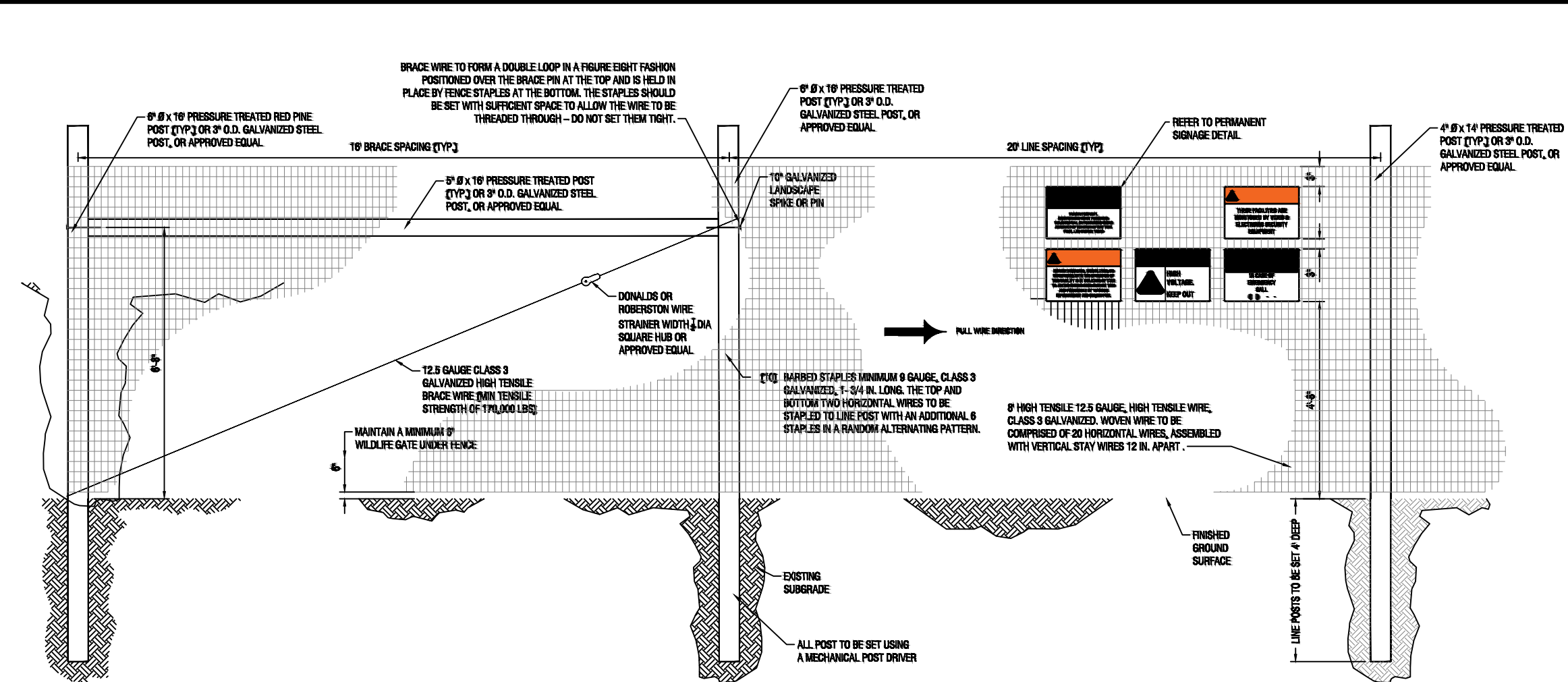
MECHANICAL SPECIFICATION

Format	2416 mm x 1134 mm x 35 mm (including frame)
Weight	34.4 kg
Front Cover	2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	2 mm semi-tempered glass
Frame	Anodised aluminium
Cell	6 x 26 monocrystalline Q ANTUM solar half cells
Junction box	53-101 mm x 32-60 mm x 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 700 mm, (-) ≥ 350 mm
Connector	Stäubli MC4-Evo2, Hanhwa Q CELLS HQC4; IP68



SOLAR PANEL MECHANICAL SPECIFICATION DETAIL

NOT TO SCALE

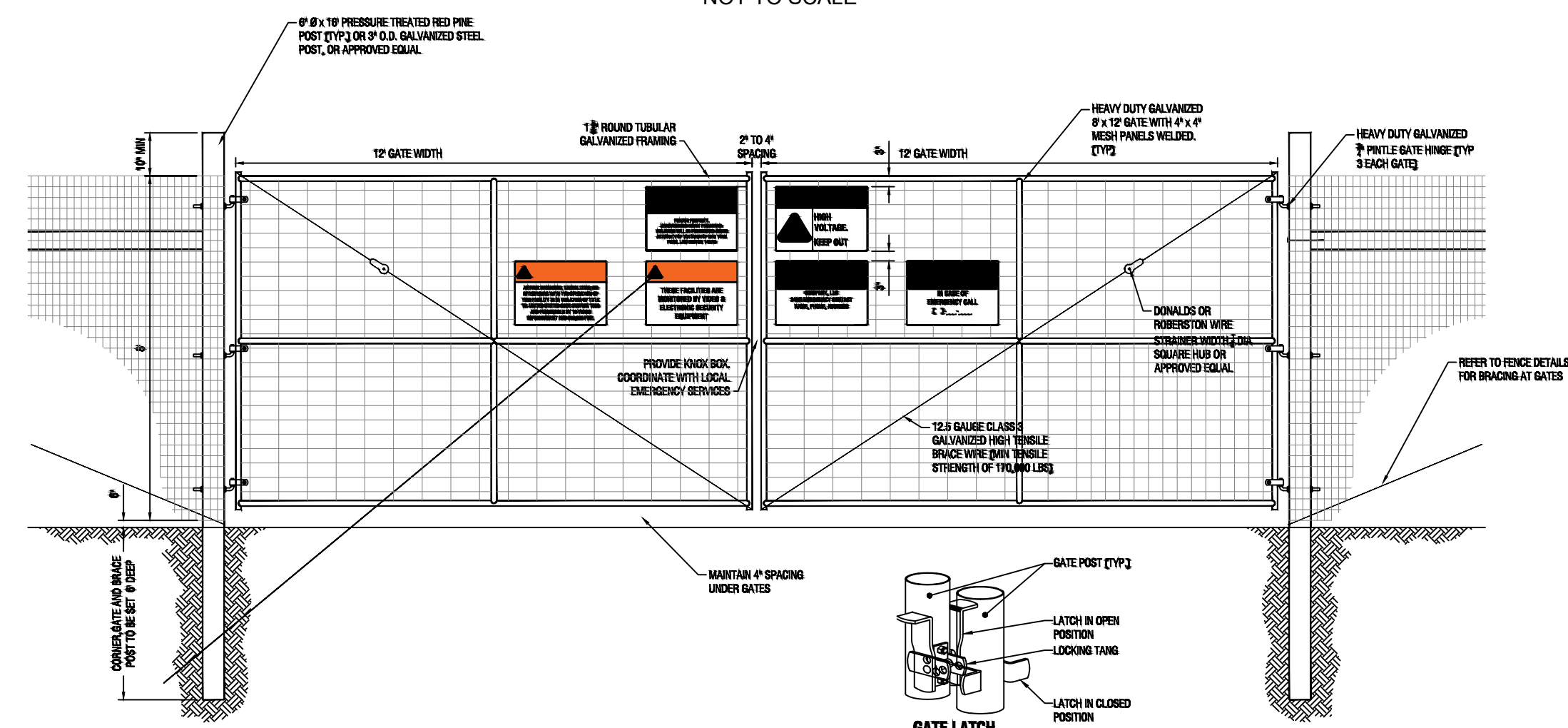


BRACING NOTES

1. BRACING IS REQUIRED AT ALL CORNER, END GATE, AND PULL ASSEMBLIES IN THE FENCE.
2. CORNERS ARE REQUIRED AT ALL POINTS WHERE THE FENCE ALIGNMENT CHANGES 15 DEGREES OR MORE THREE, 6 IN. X 16 FT. VERTICAL POSTS AND TWO 5 IN. X 16 FT. HORIZONTAL BRACES ARE REQUIRED FOR EACH CORNER.
3. END BRACING IS REQUIRED WHERE THE FENCE ENDS AT A BUILDING OR ON EACH SIDE OF A GATE OPENING. TWO, 6 IN. X 16 FT. VERTICAL POSTS AND ONE 5 IN. X 16 FT. HORIZONTAL BRACE ARE REQUIRED FOR EACH END BRACE.
4. PULL ASSEMBLIES ARE REQUIRED IN STRAIGHT SECTIONS OF FENCE SO THAT THE MAXIMUM DISTANCE BETWEEN CORNERS DOES NOT EXCEED 1,320 DT. TWO 6 IN. X 16 FT. VERTICAL POSTS AND ONE 5 IN. X 16 FT. BRACE ARE REQUIRED
5. DOUBLE BRACES (FIGURE 4) SHOULD BE USED ON EACH END FOR STRAIGHT FENCE LINES EXCEEDING 1,000 FT. DOUBLE END BRACES REQUIRE THREE 6 IN. X 16 FT. HORIZONTAL BRACES.

8-FT DEER FENCE DETAIL

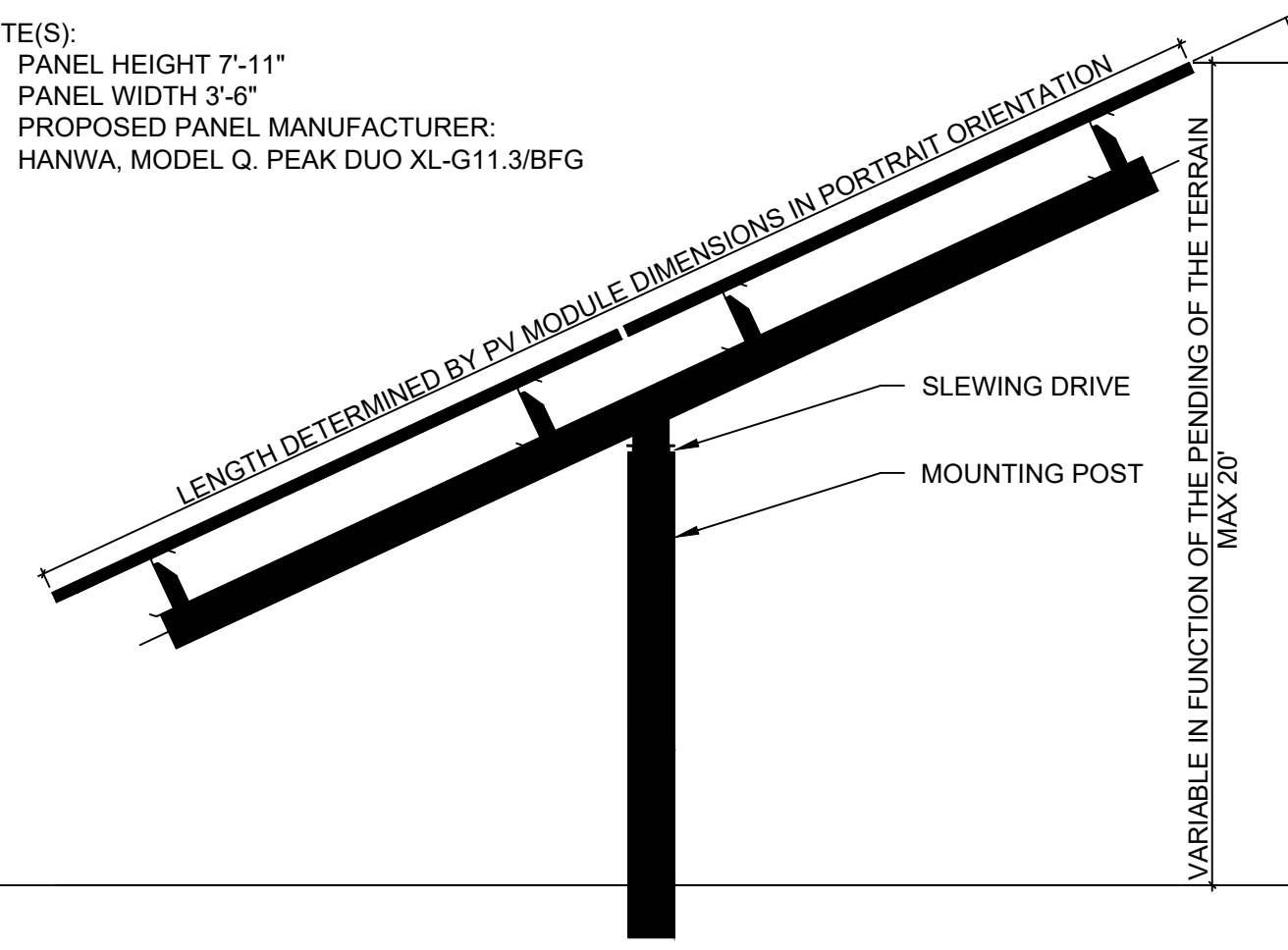
NOT TO SCALE



8-FT DEER FENCE GATE DETAIL

NOT TO SCALE

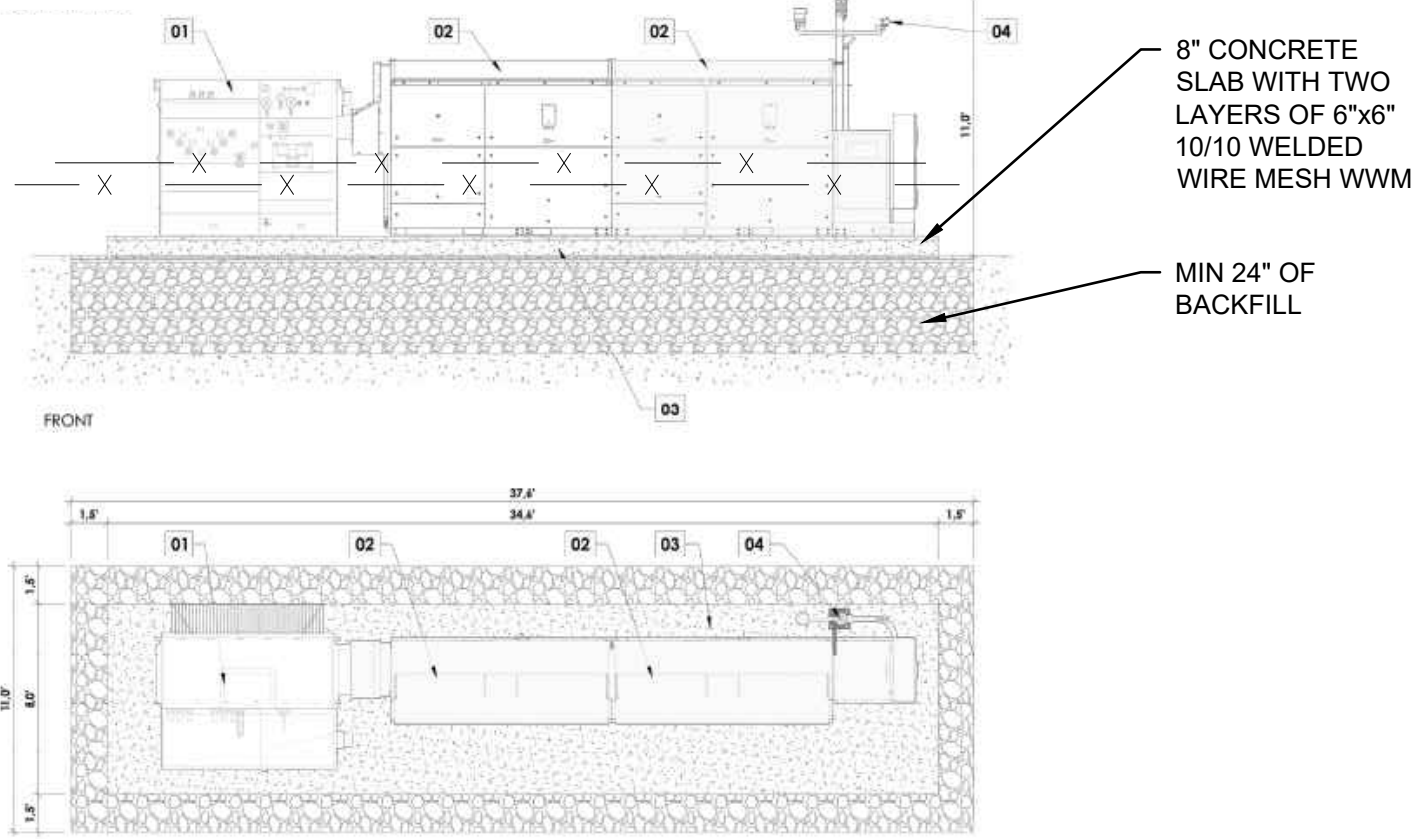
- NOTE(S):
1. PANEL HEIGHT 7'-11"
 2. PANEL WIDTH 3'-6"
 3. PROPOSED PANEL MANUFACTURER: HANWA, MODEL Q. PEAK DUO XL-G11.3/BFG



TYPICAL RACK SECTION DETAIL

NOT TO SCALE

- 01 - TRANSFORMER
- 02 - INVERTER
- 03 - REINFORCED CONCRETE SLAB PSI 3500
- 04 - AUXILIARY EQUIPMENT PAD



CONCRETE EQUIPMENT PAD DETAIL

NOT TO SCALE



630 Johnson Avenue, Suite 7
Bohemia, NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INF@PWGROSSER.COM

CONSULTANTS



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Number	Revision Description	Revision Date
7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/28/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By: **RPV** Date Submitted: **04/04/24**
 Drawn By: **MTS** Date Created: **04/04/24**
 Approved By: **MTS** Scale: **AS NOTED**

Client: **NY LANSING I, LLC**
P.O. BOX 384
CALLICOON, NY 12783

NORTH TRIPHAMMER ROAD SOLAR FARM CONCEPTUAL SITE PLAN

Project Address: **NORTH TRIPHAMMER ROAD**
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3** Contract Number: **---**

Regulatory Reference Number: **---**

Title of Drawing: **---**

SITE DETAILS

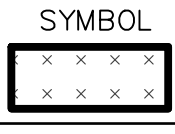
Drawing Number: **C-600**

Sheet **17** of **19**

PRC Project Number: **DRS2404**

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STANDARD AND SPECIFICATIONS FOR TEMPORARY CONSTRUCTION AREA SEEDING FOR WINTER SHUTDOWN



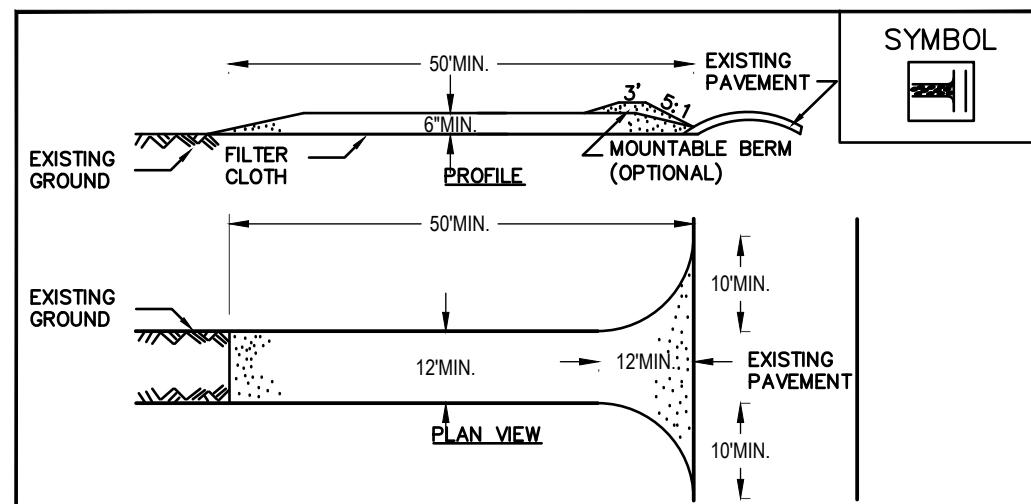
- CONSTRUCTION SPECIFICATIONS**
1. THE AREA MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE. LARGE DEBRIS AND ROCKS ARE USUALLY REMOVED.
 2. SEED BED MUST BE SEEDED WITHIN 24 HOURS OF DISTURBANCE OR SCARIFICATION OF THE SOIL SURFACE WILL BE NECESSARY PRIOR TO SEEDING.
 3. FERTILIZER OR LIME ARE NOT TYPICALLY USED FOR TEMPORARY SEEDINGS.
 4. LATE FALL OR EARLY WINTER, THEN SEED CERTIFIED 'ARROSTOCK' WINTER RYE AT 100 LBS. PER ACRE (2.5 LBS./1000 SQ. FT.).
 5. HYDRO-SEEDING METHOD TO BE USED WHICH WILL PROVIDE UNIFORM APPLICATION OF SEED TO THE AREA AND RESULT IN RELATIVELY GOOD SOIL TO SEED CONTACT.
 6. MULCH THE AREA WITH WOOD FIBER HYDRO-MULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL.

STANDARD AND SPECIFICATIONS FOR LOOSE STABILIZATION BLANKETS FOR WINTER SHUTDOWN

- HYDRAULICALLY APPLIED BLANKETS**
THESE BLANKETS ARE FORMED BY MIXING DIFFERENT TYPES OF MATERIALS WITH WATER AND ARE THEN APPLIED USING STANDARD HYDROSEEDING EQUIPMENT. THESE BLANKETS SHOULD NOT BE USED IN AREAS OF CONCENTRATED FLOW SUCH AS DITCHES AND CHANNELS.
- FLEXIBLE GROWTH MEDIUM (FGM)** - THIS METHOD HAS THE ADDED COMPONENT OF 1/2 INCH LONG, CRIMPED MANMADE FIBERS WHICH ADD A MECHANICAL BOND TO THE CHEMICAL BOND PROVIDED BY BRNS. THIS INCREASES THE BLANKET'S RESISTANCE TO BOTH HANDING IMPACT AND EROSION DUE TO RUNOFF. UNLIKE BRNS, A FLEXIBLE GROWTH MEDIUM TYPICALLY DOES NOT REQUIRE A CURING TIME TO BE EFFECTIVE. PROPERLY APPLIED, AN FGM IS ALSO VERY EFFECTIVE.
- THERE IS NO NEED TO SMOOTH THE SLOPE PRIOR TO APPLICATION. IN FACT SOME ROUGHENING OF THE SURFACE (EITHER NATURAL OR MECHANICALLY INDUCED) IS PREFERABLE.
- HOWEVER, LARGE ROCKS (>9 INCHES) AND EXISTING RILLS SHOULD BE REMOVED PRIOR TO APPLICATION. MIXING AND APPLICATION RATES SHOULD FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- CONSTRUCTION SPECIFICATIONS**
1. FOMS ARE TYPICALLY APPLIED IN TWO STAGES. UNLESS SPECIFICALLY RECOMMENDED TO BE APPLIED IN ONE APPLICATION BY THE MANUFACTURER, THE SEED MIXTURE AND SOIL AMENDMENTS SHOULD BE APPLIED FIRST.
 2. AFTER THE SEED MIXTURE IS APPLIED, THE HYDRAULICALLY APPLIED BLANKETS SHOULD BE SPRAYED OVER THE AREA AT THE REQUIRED APPLICATION RATE, ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SEEDING/STABILIZATION BLANKET SPECIFICATIONS

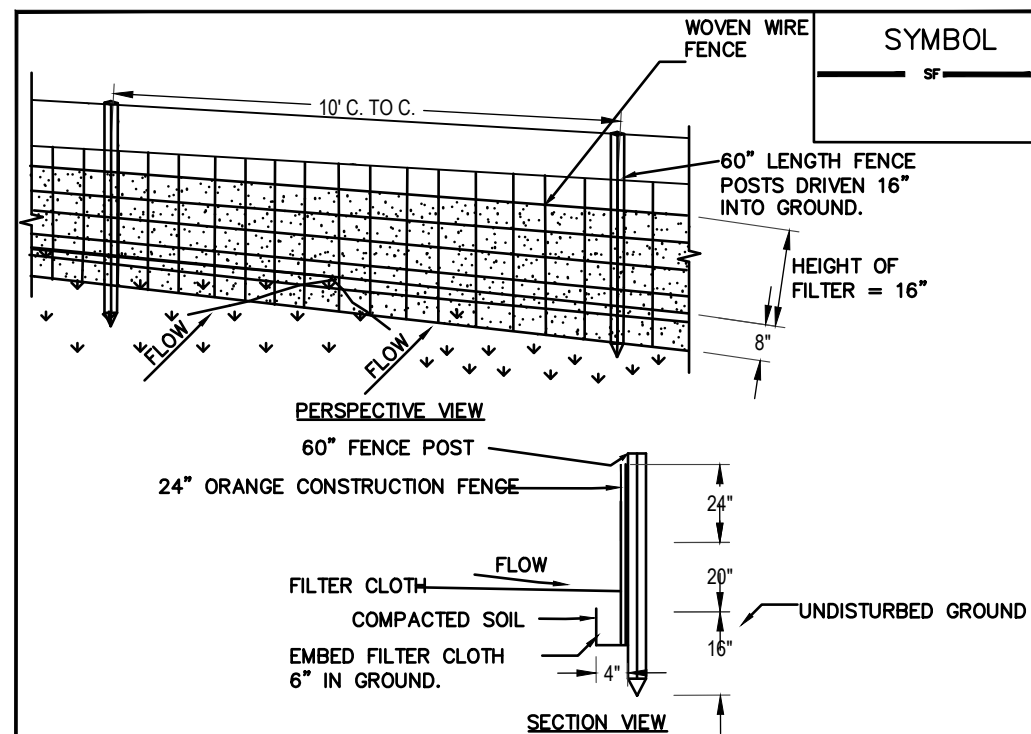


CONSTRUCTION SPECIFICATIONS

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

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH AND ORANGE CONSTRUCTION FENCING TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN.
3. WHEN TWO SECTIONS OF FILTER CLOTH AND ORANGE CONSTRUCTION FENCING ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILUNKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOTAF, ENVROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

CONSTRUCTION SPECIFICATIONS

1. CLEAN AND STRIP ROADED AND PARKING AREAS OF ALL VEGETATION, ROOTS AND OTHERS OBJECTIONABLE MATERIAL.
2. LOCATE PARKING AREAS ON NATURALLY FLAT AREAS AS AVAILABLE. KEEP GRADES SUFFICIENT FOR DRAINAGE, BUT NOT MORE THAN 2 TO 3 PERCENT.
3. PROVIDE SURFACE DRAINAGE AND DIVERT EXCESS RUNOFF TO STABILIZED AREAS.
4. MAINTAIN CUT AND FILL SLOPES TO 2:1 OR FLATTER AND STABILIZED WITH VEGETATION AS SOON AS GRADING IS ACCOMPLISHED.
5. SPREAD 6-INCH COURSE OF CRUSHED STONE EVENLY OVER THE FULL WIDTH OF THE ROAD AND SMOOTH TO AVOID DEPRESSIONS.
6. PROVIDE APPROPRIATE SEDIMENT CONTROL MEASURES TO PREVENT OFFSITE SEDIMENTATION.

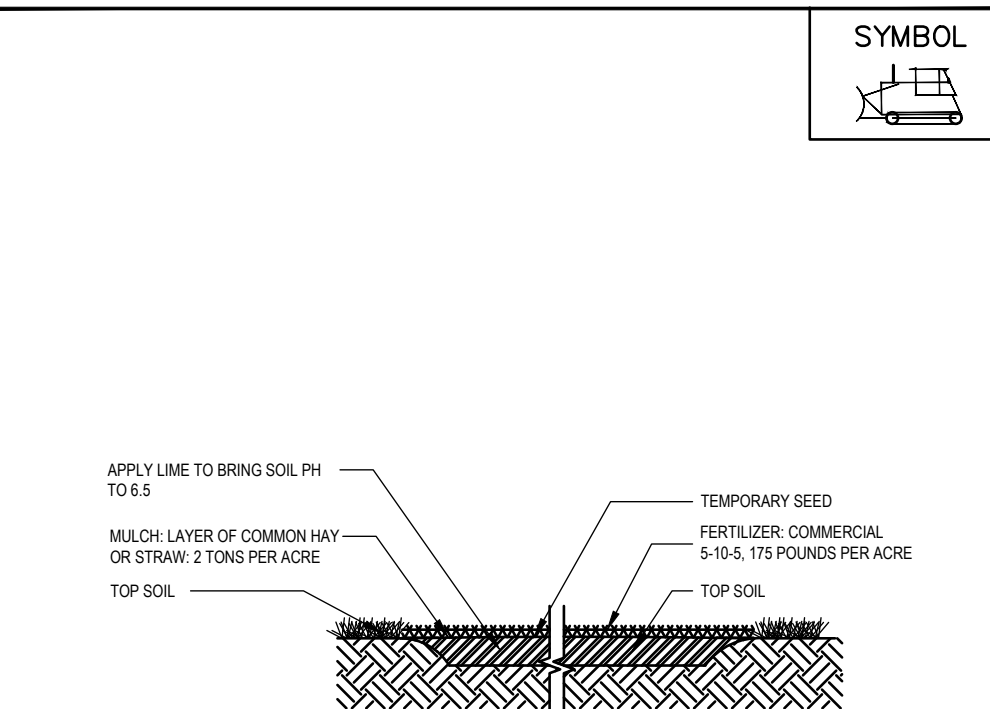
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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

CONSTRUCTION ROAD STABILIZATION

- CONSTRUCTION SPECIFICATIONS**
1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
 2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS.
 3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
 4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
 5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
 6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
 7. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
 8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
 9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
 10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
 11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
 12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
 13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
 14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

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LANDGRADING SPECIFICATIONS

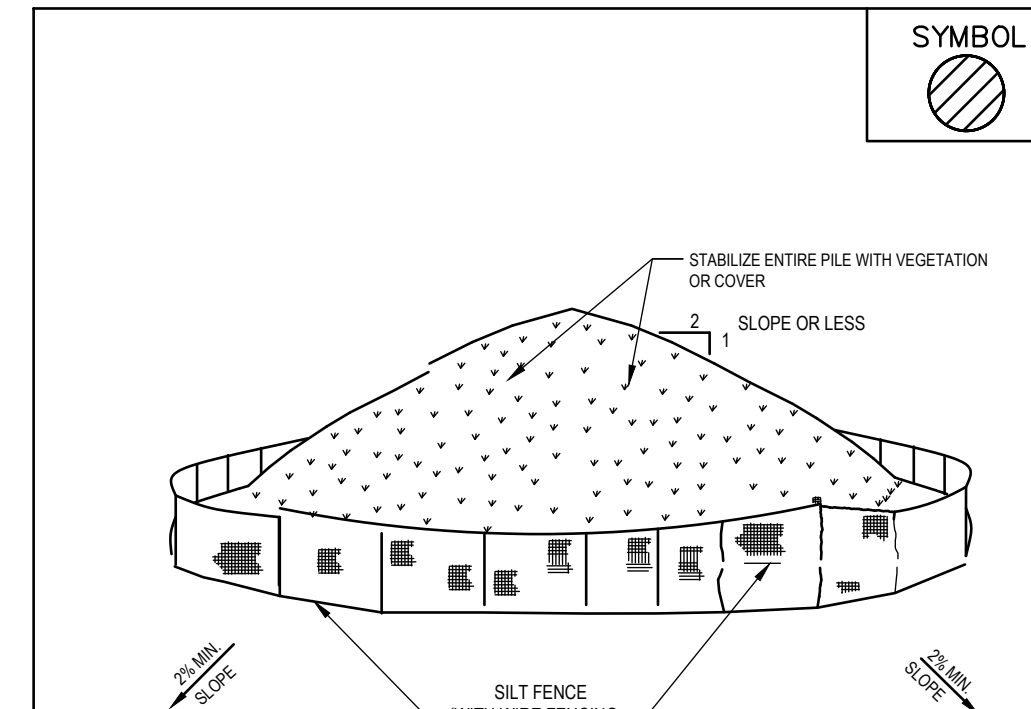


CONSTRUCTION SPECIFICATIONS

1. TOP SOIL, SEED, MULCH, AND FERTILIZER DISTURBED SOIL AREAS THAT WILL BE EXPOSED FOR 14 DAYS OR MORE.

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NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

TEMPORARY TOPSOIL, FERTILIZER, SEED AND MULCH DETAIL



INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILT FENCE DETAIL ABOVE.
5. SILT FENCE TO BE 10' FROM TOE OF SLOPE AND 10' FROM PROPERTY LINES.

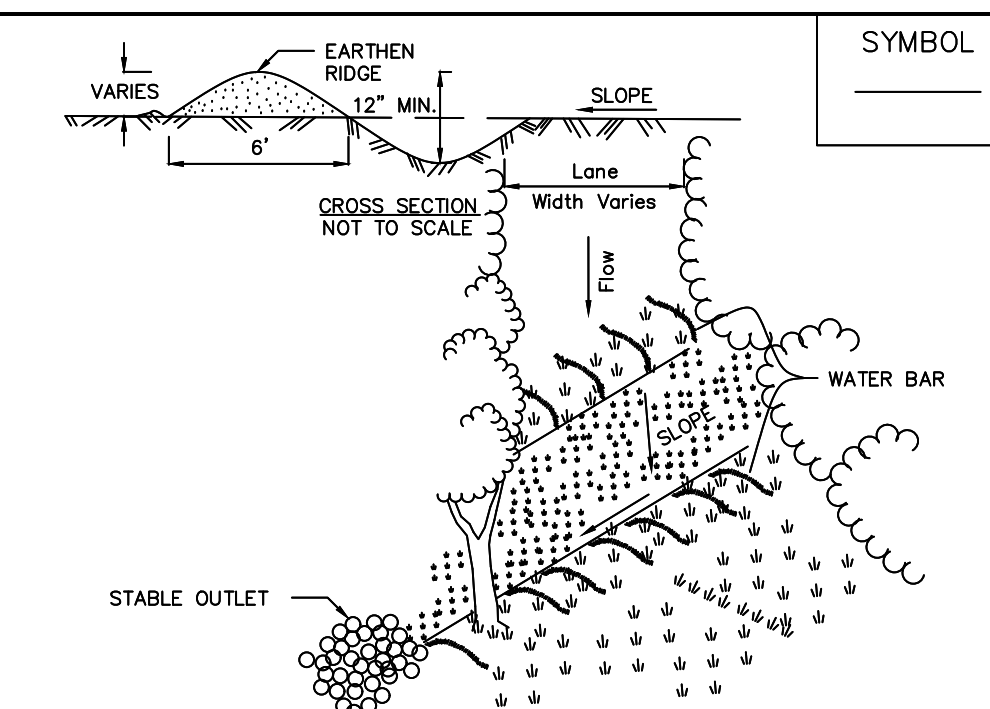
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NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SOIL STOCK PILE DETAIL

- SEEDING NOTE:**
1. ERNEST CONSERVATION SEEDS NORTHEAST POLLINATOR 3' MIX - ERNMX-612 TO BE SEEDED BELOW SOLAR PANELS. SEED AT 40 LB/AC WITH 30 LB/AC OF A COVER CROP. FOR A COVER CROP USE EITHER GRAIN OATS (1 JAN TO 31 JUL) OR GRAIN RYE (1 AUG TO 31 DEC).

NORTHEAST SOLAR POLLINATOR 3' MIX - ERNMX-612	
SHEEP FESCUE, VARIETY NOT STATED	94.90%
BUTTERFLY MILKWEED	2.50%
PARTRIDGE PEA, PA ECOTYPE	2.00%
SHOWY EVENING PRIMROSE	0.30%
ZIGZAG SPIDERWORT, VA ECOTYPE	0.30%

- WINTER SHUTDOWN CONSTRUCTION SCHEDULE**
1. POST CLEARING THE EXPOSED SOIL SHALL BE COVERED WITH MATERIAL(S) AS SET FORTH IN THE TECHNICAL STANDARD. NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TO PREVENT THE EXPOSED SOIL FROM ERODING (SEE STANDARD AND SPECIFICATIONS FOR TEMPORARY CONSTRUCTION AREA SEEDING/STABILIZATION FOR WINTER SHUT DOWN, ABOVE).
 2. REGULARLY INSPECT, MAINTAIN AND RE-SEED ANY AREAS THAT ARE NOT ADEQUATELY STABILIZED UP UNTIL THE JULY 1 START DATE AND THEREAFTER, UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
 3. SITE INSPECTIONS ARE TO TAKE PLACE TWICE PER MONTH WITH PHOTOS PROVIDED TO THE TOWN TO DEMONSTRATE THAT THE SITE REMAINS STABILIZED/PROTECTED UNTIL CONSTRUCTION STARTS.
 4. ONCE CONSTRUCTION STARTS, INSPECTIONS SHALL CONTINUE MONTHLY, WITH PHOTOS SUBMITTED TO THE TOWN, TO ENSURE THAT THE TEMPORARY STABILIZATION MEASURES REMAIN IN PLACE IN AREAS NOT UNDER ACTIVE CONSTRUCTION.

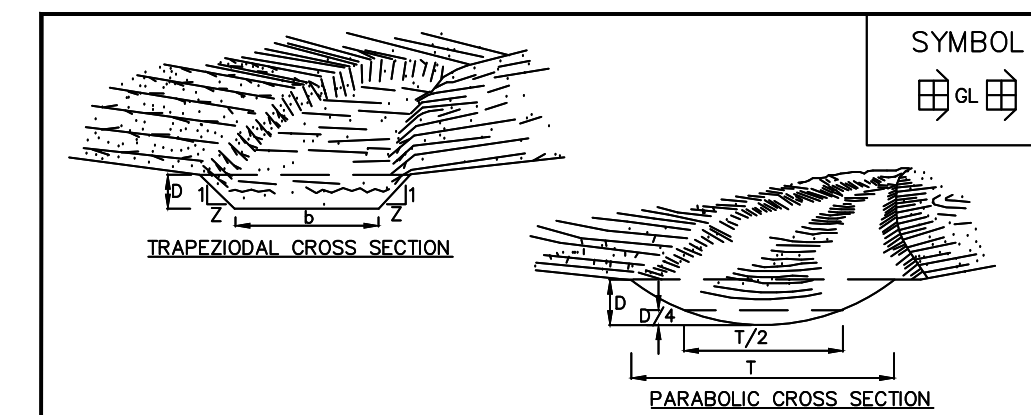


CONSTRUCTION SPECIFICATIONS

1. INSTALL THE WATER BAR AS SOON AS THE RIGHT OF WAY IS CLEARED AND GRADED.
2. DISK OR STRIP THE SOD FROM THE BASE FOR THE CONSTRUCTED RIDGE BEFORE PLACING FILL.
3. TRACK THE RIDGE TO COMPACT IT TO THE DESIGN CROSS SECTION.
4. THE OUTLET SHALL BE LOCATED ON AN UNDISTURBED AREA. FIELD SPACING WILL BE ADJUSTED TO USE THE MOST STABLE OUTLET AREAS. OUTLET PROTECTION WILL BE PROVIDED WHEN NATURAL AREAS ARE NOT ADEQUATE.
5. VEHICLE CROSSING SHALL BE STABILIZED WITH GRAVEL. EXPOSED AREAS SHALL BE SEEDED AND MULCHED WITHIN 2 DAYS.
6. PERIODICALLY INSPECT WATER BARS FOR EROSION DAMAGE AND SEDIMENT. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE OPERATION.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

WATER BARS



CONSTRUCTION SPECIFICATIONS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
 - A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY WATERWAYS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE WATERWAY DURING THE ESTABLISHMENT OF THE VEGETATION.
 - B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER SEC., THE WATERWAY SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY SUE OR EXCELSIOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.
 - C. STRUCTURAL - VEGETATIVE PROTECTION SUBSURFACE DRAIN FOR BASE FLOW SHALL BE CONSTRUCTED AS SHOWN ON THE STANDARD DRAWING AND AS SPECIFIED IN THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

GRASSED WATERWAY

SOLAR ARRAY

COMPANY, LLC
24HR EMERGENCY CONTACT
NAME, PHONE, ADDRESS

DANGER

HIGH VOLTAGE.
KEEP OUT

SIGNAGE DETAIL

NOT TO SCALE

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P.W. GROSSER CONSULTING INC.

630 Johnson Avenue - Suite 7
Bohemia, NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

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Number	Revision Description	Revision Date
7		
6		
5	UPDATED WETLANDS	11/11/2024
4	CLIENT REVIEW	11/01/2024
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By: _____ Date Submitted: _____
Drawn By: **RPV** Date Created: **04/04/2024**
Approved By: **MTS** Scale: **AS NOTED**

Client: **NY LANSING I, LLC**
P.O. BOX 384
CALLICOON, NY 12783

Project: **NORTH TRIPHAMMER ROAD**
SOLAR FARM CONCEPTUAL
SITE PLAN

Project Address: **NORTH TRIPHAMMER ROAD**
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3** Contd Number: _____
Regulatory Reference Number: _____
File of Drawing: _____

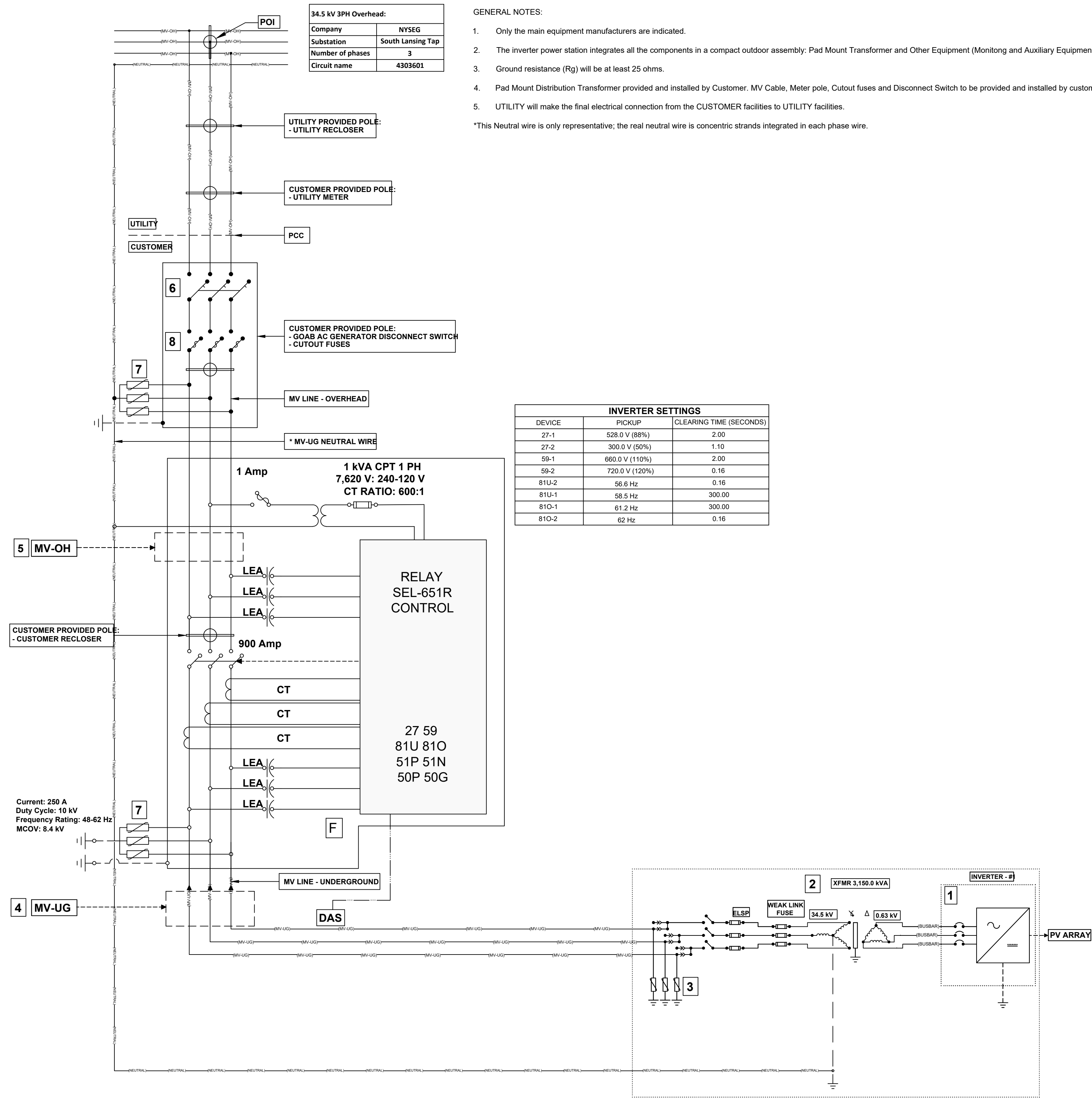
EROSION AND SED. CONTROL DETAILS

Drawing Number: **C-601**

Sheet **18** of **19**

PWGC Project Number: **DRS2404**

Unauthorized alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law.



34.5 kV 3PH Overhead:	
Company	NYSEG
Substation	South Lansing Tap
Number of phases	3
Circuit name	4303601

- GENERAL NOTES:
- Only the main equipment manufacturers are indicated.
 - The inverter power station integrates all the components in a compact outdoor assembly: Pad Mount Transformer and Other Equipment (Monitoring and Auxiliary Equipment).
 - Ground resistance (Rg) will be at least 25 ohms.
 - Pad Mount Distribution Transformer provided and installed by Customer. MV Cable, Meter pole, Cutout fuses and Disconnect Switch to be provided and installed by customer.
 - UTILITY will make the final electrical connection from the CUSTOMER facilities to UTILITY facilities.
- *This Neutral wire is only representative; the real neutral wire is concentric strands integrated in each phase wire.

INVERTER SETTINGS		
DEVICE	PICKUP	CLEARING TIME (SECONDS)
27-1	528.0 V (88%)	2.00
27-2	300.0 V (50%)	1.10
99-1	660.0 V (110%)	2.00
99-2	720.0 V (120%)	0.16
81U-2	56.6 Hz	0.16
81U-1	58.5 Hz	300.00
81O-1	61.2 Hz	300.00
81O-2	62 Hz	0.16

VOLTAGE LINE (kV)	34.50
UTILITY	NYSEG
SUBSTATION	South Lansing Tap
NUMBER OF PHASES	3
CIRCUIT NAME	4303601
AC SYSTEM SIZE (MW)	3.00
POWER FACTOR	1.00
OUTPUT CURRENT (A)	50.20
AC SYSTEM SIZE (MVA)	3.00
1	
MANUFACTURER	Sungrow
MODEL	SG3150UD-MV
QUANTITY	1
MAX PV INPUT VOLTAGE (V)	1,500
AC POWER (kVA)	3,150
AC OUTPUT POWER (kW) (LIMITED)	3,000
AC OUTPUT VOLTAGE (V)	630
AC OUTPUT CURRENT (A)	2,886.75
UL 1741 AND IEEE 1547	YES
2	
MANUFACTURER	EATON
QUANTITY	1
POWER (kVA)	3,150
HV BIL (kV)	150
LV BIL (kV)	30
NOMINAL HIGH VOLTAGE (kV)	34.50
NOMINAL LOW VOLTAGE (V)	630
IMPEDANCE (R)	5.75
X/R Ratio	>=5
PRIMARY WINDING	WYE
SECONDARY WINDING	DELTA
3	
MANUFACTURER	EATON
MCOV RATING (kV)	22.00
DUTY CYCLE (kV)	27.00
4	
SIZE	2/0 AWG
NORMAL TEMP RATING (°C)	105
JACKET	XLPE
CONCENTRIC NEUTRAL	100%
INSULATION LEVEL (ft)	100
VOLTAGE RATING (kV)	35
LENGTH (ft)	2,590.15
5	
TYPE	ACSR
SIZE	1/0 AWG
LENGTH (ft)	198.38
6	
MANUFACTURER	EATON
RATING (A)	600
VOLTAGE (kV)	15.5
BIL (kV)	200
7	
MANUFACTURER	EATON
QUANTITY	3
MCOV (kV)	22.00
ARRESTER RATING (kV)	27.00
8	
MANUFACTURER	S&C
RATING (kV)	35
RATING (A)	175
BIL (kV)	200
QUANTITY	3

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630 Johnson Avenue, Suite 7
Bohemia, NY 11716-2618
Phone: (631) 589-6353 • Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

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7		
6		
5	UPDATED WETLANDS	11/11/2024
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1	CLIENT REVIEW	04/05/2024
Number	Revision Description	Revision Date

Designed By: _____ Date Submitted: _____
 Drawn By: **RPV** Date Created: **04/04/24**
 Approved By: **MTS** Scale: **AS NOTED**

Client:
NY LANSING I, LLC
 P.O. BOX 384
 CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
 SOLAR FARM CONCEPTUAL
 SITE PLAN**

Project Address:
**NORTH TRIPHAMMER ROAD
 TOWN OF LANSING
 TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: **44-1-12 & 44-1-3-3** Contract Number: **---**
 Regulatory Reference Number: **---**

ELECTRICAL THREE LINE DIAGRAM
NOT TO SCALE

**ELECTRICAL
THREE LINE
DIAGRAM**

Drawing Number: **C-602**

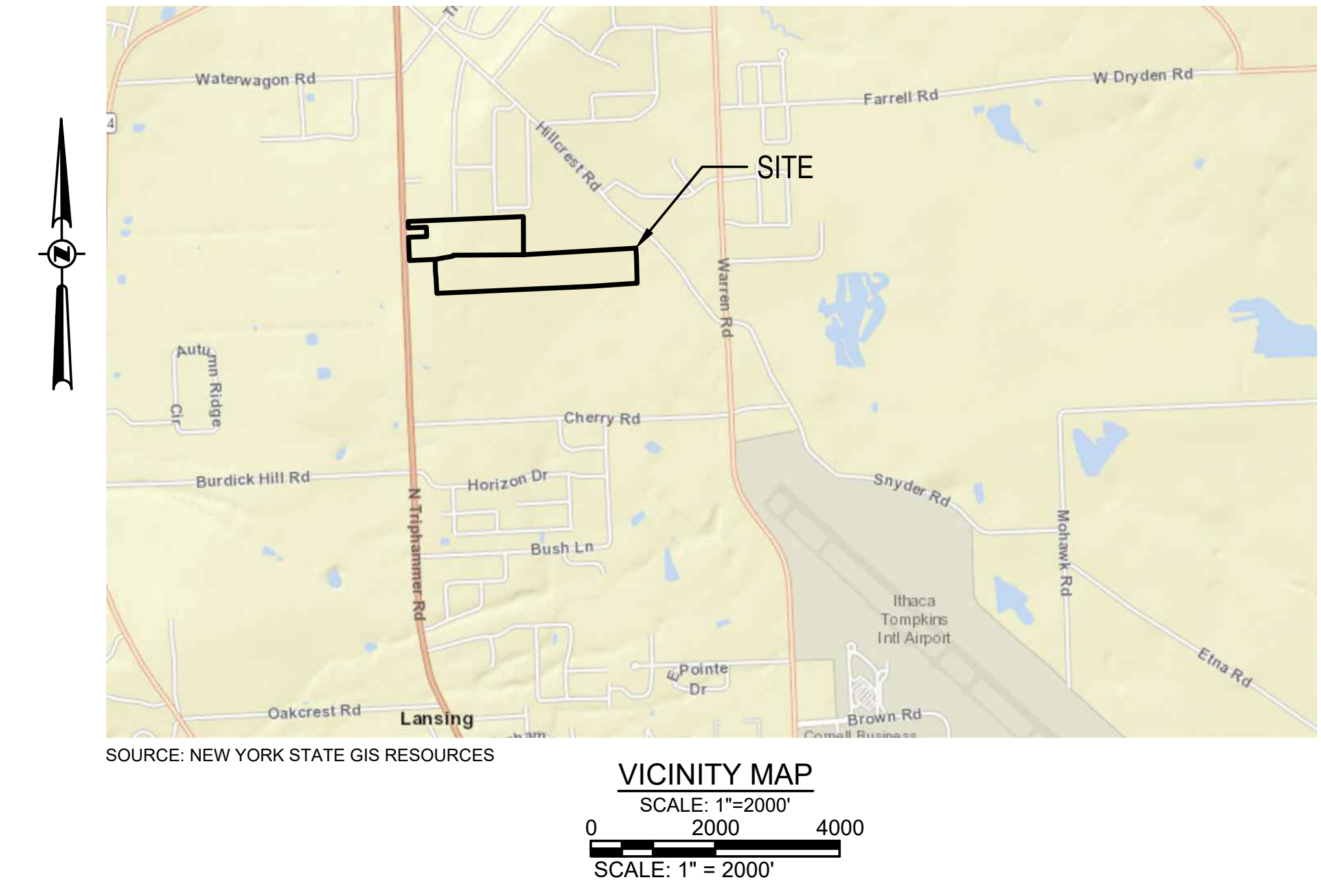
Sheet **19** of **19**

Project Number: **DRS2404**

Unauthorized alteration or addition to the drawings and related documents is a violation of Section 2209 of the New York State Education Law.

NY LANSING II, LLC

NORTH TRIPHAMMER ROAD SOLAR PROJECT 3.0 MW AC LANSING, NEW YORK



PLANS

ISSUED FOR: CLIENT REVIEW
 ISSUE DATE: 08/12/2024
 LAST REVISED: 01/03/2025

PROJECT CONTACTS

ENGINEER:
 P.W. GROSSER CONSULTING, INC.
 630 JOHNSON AVENUE, SUITE 7, BOHEMIA, NY 11716
 TEL: (631) 589-6353
 FAX: (631) 589-8705

MUNICIPAL CONTACTS

TOWN:
 TOWN OF LANSING
 26 AUBURN ROAD
 LANSING, NY 14882
 TEL (607) 533-4142

COUNTY:
 TOMPKINS COUNTY
 320 N TIOGA STREET
 ITHACA, NY 14850
 TEL (607) 274-5431

SITE INFORMATION

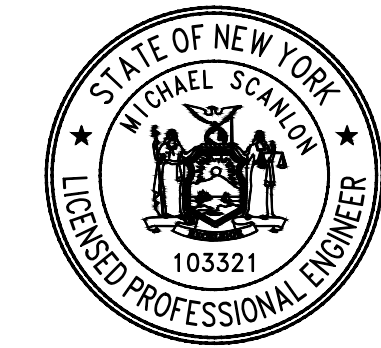
SITE: NORTH TRIPHAMMER ROAD, LANSING NY, 14882
 TM #: 44-1-1.2 & 44-1-3.3
 LOT AREA: 66.83 AC

SHEET INDEX

NO.	SHEET	TITLE
1.	COVER	
2.	C-001	GENERAL NOTES AND LEGEND INFORMATION
3.	C-100	EXISTING CONDITIONS PLAN
4.	C-101	CONCEPTUAL SITE LAYOUT PLAN
5.	C-102	CONCEPTUAL SITE LAYOUT PARTIAL PLAN 01 OF 03
6.	C-103	CONCEPTUAL SITE LAYOUT PARTIAL PLAN 02 OF 03
7.	C-104	CONCEPTUAL SITE LAYOUT PARTIAL PLAN 03 OF 03
8.	C-200	CONCEPTUAL GRADING AND DRAINAGE PLAN
9.	C-201	CONCEPTUAL EROSION AND SED. CONTROL PLAN
10.	C-202	CONCEPTUAL E&SC PARTIAL PLAN 01 OF 03
11.	C-203	CONCEPTUAL E&SC PARTIAL PLAN 02 OF 03
12.	C-204	CONCEPTUAL E&SC PARTIAL PLAN 03 OF 03
13.	C-500	CONCEPTUAL LANDSCAPING PLAN
14.	C-501	PRIME SOILS IMPACT MAP
15.	C-502	PROPOSED WETLANDS DISTURBANCE PLAN
16.	C-503	PROPOSED WETLANDS DISTURB. PARTIAL PLAN 01 OF 03
17.	C-504	PROPOSED WETLANDS DISTURB. PARTIAL PLAN 02 OF 03
18.	C-505	PROPOSED WETLANDS DISTURB. PARTIAL PLAN 03 OF 03
19.	C-600	SITE DETAILS
20.	C-601	EROSION AND SED. CONTROL DETAILS
21.	C-602	ELECTRICAL THREE LINE DIAGRAM

CLIENT INFORMATION

CLIENT:
 NY LANSING II, LLC
 P.O. BOX 384
 CALLICOON, NY 12783



PWGC

CLIENT DRIVEN SOLUTIONS

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COVER
 SHEET 1 OF 21

BASEMAP NOTES

- EXISTING CONDITIONS BASEMAP INFORMATION IS BASED ON LIDAR FROM NYS GIS DATA DOWNLOADED ON 04-01-24.
- PROPOSED SOLAR DEVELOPMENT LAYOUT INFORMATION IS BASED ON CONCEPTUAL LAYOUT PLAN DEVELOPED BY MONGAUP RIVER SOLAR, SHEET TITLED "LAYOUT TECHNICAL REVIEW" AT 1":250' SCALE, DATED 03-26-24. ALL BASEMAP INFORMATION IS TO BE CONSIDERED APPROXIMATE AND IS TO BE FIELD VERIFIED BY A NEW YORK STATE LICENSED SURVEYOR PRIOR TO FINALIZING DESIGN.
- LOT LINES BASED ON INFORMATION PROVIDED FROM NYS GIS; DOWNLOADED ON 04-01-24.

SURVEY NOTES

- ALL SURVEY AND SITE STAKEOUTS FOR PROPOSED FEATURES SHALL BE PERFORMED BY A NEW YORK STATE LICENSED SURVEYOR.
- CONTRACTOR WILL BE RESPONSIBLE TO LOCATE, MARK AND PROTECT ALL EXISTING SURVEY, PROPERTY, AND RIGHT-OF-WAY MARKERS FOR THE SITE. ANY MARKERS, PINS, MONUMENTS OR OTHER FEATURES DEFINING PROPERTY LIMITS THAT MAY BE DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE PROPERLY TIED AND RESET BY A NEW YORK STATE LICENSED SURVEYOR UPON COMPLETION OF THE WORK.
- THE HORIZONTAL DATUM IS NAD83 NEW YORK STATE PLANE COORDINATE SYSTEM, (US FT).
- THE VERTICAL DATUM IS NAVD88.

GENERAL NOTES

- THE INFORMATION IN THIS DRAWING SET IS CONCEPTUAL AND IS INTENDED FOR TOWN BOARD PLANNING AND DISCUSSION PURPOSES ONLY. THIS DRAWING SET IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
- CONTRACTOR WILL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND SITE FEATURES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR WILL BE RESPONSIBLE TO LOCATE AND MARK OUT ALL EXISTING UTILITIES, INCLUDING THOSE UNDERGROUND, PRIOR TO CONSTRUCTION. ANY POTENTIAL INTERFERENCES WITH PROPOSED FEATURES SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE FEATURES AND UTILITIES THAT ARE NOT DESIGNATED FOR REMOVAL. ANY SITE FEATURE, UTILITY, STREET APPURTENANCE, OR OTHER ITEM THIS IS DAMAGED BY THE CONTRACTOR OR ITS SUBCONTRACTORS DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN-KIND BY THE CONTRACTOR, AS DETERMINED BY THE OWNER OR ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR WILL BE REQUIRED TO OBTAIN ANY ADDITIONAL PERMITS REQUIRED TO DO THE WORK OR DELIVER MATERIALS TO THE SITE THAT ARE NOT PROVIDED BY THE OWNER OR ENGINEER. ALL WORK WITHIN AN EXISTING RIGHT-OF-WAY WILL REQUIRE PERMITTING WITH RESPECTIVE OWNER, STATE OR COUNTY AGENCY, TOWN DEPARTMENT OF PUBLIC WORKS, OR HIGHWAY DEPARTMENT AS APPLICABLE.

ZONING ANALYSIS

TM #:	44-1-12 & 44-1-3.3	
EXISTING ZONING:	RESIDENTIAL - MODERATE DENSITY (R2)	
LOT AREA:	66.83 ACRES	
PROPOSED USE:	SOLAR ENERGY FACILITY	
	REQUIRED	PROPOSED
LOT SIZE	N/A	35,184 AC.
MAX. LOT COVERAGE	25%	22.24%
MAX. HEIGHT	18'	15'
PROPERTY SETBACK (FRONT & ROAD)	60'	1255.6'
PROPERTY SETBACK (SIDE)	10'	45.8'
PROPERTY SETBACK (BACK)	25'	91.0'

EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), AND LOCAL GOVERNING SOIL AND WATER CONSERVATION DISTRICT STANDARDS. THE EROSION AND SEDIMENT CONTROLS SHOWN ON THESE PLANS AND AS DESCRIBED IN THE PROJECT SWPPP REPRESENT THE MINIMUM REQUIREMENTS AND ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED BASED ON CONDITIONS ENCOUNTERED IN THE FIELD. CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING PROJECT REMAINS IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS PERTAINING TO EROSION AND SEDIMENT CONTROLS.
- EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES AND WILL BE MAINTAINED FOR THE DURATION OF THE WORK, INCLUDING TEMPORARY CONSTRUCTION SWALES AND DETENTION POND WITH OUTLET STRUCTURE AND ROCK OUTLET PROTECTION.
- CONTRACTOR WILL UTILIZE MEANS, METHODS AND SEQUENCING THAT MINIMIZE THE AMOUNT OF EARTH DISTURBANCE TO THE EXTENT PRACTICAL, AND NOT TO EXCEED MORE THAN 5.0 ACRES AT ANY GIVEN TIME.
- CONTRACTOR SHALL PROTECT ALL ON-SITE, ADJACENT AND/OR DOWNSTREAM STORM/SANITARY SEWERS, AND/OR OTHER WATER COURSES FROM CONTAMINATION BY WATER BORNE SILTS, SEDIMENTS, FUELS, SOLVENTS, LUBRICANTS OR OTHER POLLUTANTS ORIGINATING FROM THE SITE OR WORK BEING PERFORMED.
- CONTRACTOR WILL FOLLOW GOOD HOUSEKEEPING AND SPILL CONTROL PRACTICES DURING SITE ACTIVITIES TO MINIMIZE STORMWATER CONTAMINATION FROM CONCRETE, PETROLEUM PRODUCTS AND WASTE MATERIALS. NO WET OR FRESH CONCRETE, LEACHATE OR WASHINGS FROM EQUIPMENT SHALL BE ALLOWED TO MIGRATE INTO EXISTING STORM/SANITARY SEWERS, DITCHES OR OTHER WATERS OF NEW YORK STATE.
- ALL EXCAVATED OR IMPORTED MATERIAL STOCKPILES SHALL BE SUITABLY STABILIZED AND SURROUNDED BY SILT FENCE TO MINIMIZE POTENTIAL FOR SEDIMENT LADEN RUNOFF DISCHARGING TO DOWNSTREAM AREAS OR DRAINAGE FEATURES. DISTURBED SOILS OR STOCKPILES THAT ARE TO BE EXPOSED FOR MORE THAN 14 CALENDAR DAYS SHALL BE TEMPORARILY STABILIZED WITH SEED MIX CONSISTING OF RYEGRASS (ANNUAL OR PERENNIAL) APPLIED AT 30 LBS PER ACRES (0.7 LBS PER 1,000 SQ. FT.), OR CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) APPLIED AT 100 LBS PER ACRES (2.5 LBS PER 1,000 SQ. FT.) IF SEEDING IN OCTOBER OR NOVEMBER.
- CONTRACTOR MATERIAL AND EQUIPMENT STAGING AREAS AND CONSTRUCTION ENTRANCE LOCATIONS SHALL BE COORDINATED WITH THE OWNER PRIOR TO START OF CONSTRUCTION. CONSTRUCTION ENTRANCES AS SHOWN ON THE PLANS MAY BE MODIFIED BY THE CONTRACTOR WITH PRIOR APPROVAL FROM THE OWNER AND ENGINEER.
- ALL EXISTING OR NEWLY INSTALLED CATCH BASINS/DRAINAGE INLETS SHALL HAVE DROP INLET PROTECTION INSTALLED THROUGHOUT THE DURATION OF CONSTRUCTION TO PREVENT SEDIMENTATION FROM ENTERING THE STORM SYSTEM. CONTRACTOR SHALL MAINTAIN OR REPLACE DROP INLET PROTECTION WHEN SIGNIFICANT SEDIMENT BUILDUP IS OBSERVED OR IS NOT FUNCTIONING CORRECTLY.
- CONTRACTOR SHALL TAKE ALL NECESSARY AND APPROPRIATE MEASURES TO MITIGATE OR PREVENT FUGITIVE DUST THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL ADHERE TO METHODS AS DESCRIBED IN THE PROJECT SWPPP.
- COMPLETED WORK THAT IS NOT SUBJECT TO FURTHER EARTHWORK OR CONSTRUCTION ACTIVITIES SHALL BE PERMANENTLY SEEDED AND MULCHED WITH HAY OR STRAW WITHIN ONE WEEK OF FINAL DISTURBANCE. MULCH SHALL BE MAINTAINED UNTIL A SUITABLE VEGETATIVE COVER IS ESTABLISHED.

GRADING NOTES

- CONCEPTUAL GRADING DESIGN SHOWN IN THESE PLANS IS BASED ON NYS LIDAR INFORMATION PROVIDED TO PWGC BY PACKER ASSOCIATES, INC. AND IS TO BE CONSIDERED APPROXIMATE AND CONCEPTUAL, AND FOR DISCUSSION PURPOSES ONLY. GRADING DESIGN IS SUBJECT TO CHANGE BASED ON FURTHER SITE INVESTIGATIONS AND ANALYSIS.
- ADDITIONAL SITE GEOTECHNICAL ANALYSIS IS REQUIRED TO VERIFY GRADING CONSTRAINTS AND FEASIBILITY.
- GRADING SHALL PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE AND OSHA REQUIREMENTS. THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA, AND ANY OTHER AGENCY HAVING JURISDICTION WITH REGARD TO SAFETY PRECAUTIONS WITH TRENCHING OR EXCAVATION AND GRADING OPERATIONS. THE REQUIREMENTS SET FORTH HEREIN ARE INTENDED TO SUPPLEMENT REQUIREMENTS ESTABLISHED BY THESE AGENCIES. IN THE CASE OF A CONFLICT BETWEEN REQUIREMENTS OF OTHER JURISDICTIONAL AGENCIES AND THESE DOCUMENTS, THE MORE STRINGENT REQUIREMENT ON THE CONTRACTOR SHALL APPLY.
- VOIDS LEFT BY UTILITY OR STRUCTURE EXCAVATIONS, OR GRUBBING OPERATIONS SHALL BE BACKFILLED AND PROPERLY COMPACTED WITH STRUCTURAL FILL (NYS DOT ITEM 304.12 OR EQUIVALENT) IN AREAS UNDER AND WITHIN 5 FEET HORIZONTALLY OF ALL STRUCTURES, AND PAVEMENTS. IN GRASSED AREAS, VOIDS LEFT SHALL BE FILLED AND PROPERLY COMPACTED WITH SUITABLE ON-SITE BACKFILL AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS TO PREVENT THE INTRODUCTION OF GROUNDWATER OR PONDED WATER INTO THE TRENCHES/EXCAVATIONS AND WILL PROVIDE ALL EQUIPMENT NECESSARY TO MAINTAIN THE WATER AS NECESSARY. DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SWPPP.
- UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PLACE AT MINIMUM 6 INCHES OF CLEAN TOPSOIL IN ALL DISTURBED AND NEWLY GRADED AREAS PRIOR TO SEEDING.

WETLANDS NOTES

- EXISTING STREAM AND WETLANDS INFORMATION IS BASED ON DEC ENVIRONMENTAL RESOURCE MAPPER PUBLICLY AVAILABLE DATA DOWNLOADED ON 04-01-24, AND A WETLANDS DELINEATION PERFORMED BY PWGC ON 06-15-24.
- ACTUAL LIMITS OF ALL STREAMS, WETLANDS AND WETLAND ADJACENT AREAS ARE TO BE FIELD VERIFIED VIA SURVEY AND WILL BE MARKED IN THE FIELD BY SURVEY MARKERS, RIBBON, FLAGS, OR EQUIVALENT PRIOR TO START OF CONSTRUCTION.
- EFFORTS SHALL BE MADE TO MINIMIZE DISTURBANCE TO ANY STATE OR FEDERALLY REGULATED WETLANDS. UNNECESSARY REMOVAL OF VEGETATION OR DEGRADATION ALONG STREAM BANKS IS PROHIBITED.
- IF TEMPORARY ACCESS IS REQUIRED IN WETLAND AREAS, TEMPORARY TIMBER MATS WILL BE USED TO MINIMIZE DISTURBANCE TO UNDERLYING WETLAND SOILS.
- STAGING OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IS PROHIBITED IN WETLAND AREAS.
- ANY WETLAND DISTURBANCE IS TO BE RESTORED WITH APPROPRIATE WETLAND SEED MIX IN ACCORDANCE WITH NYS DOT ITEM 203.01920007 OR MOST CURRENT ACOE REQUIREMENTS RELATED TO WETLANDS MITIGATION. COMPONENT OF THE SEED MIX MAY BE SUBSTITUTED WITH THE ENGINEER'S APPROVAL.

WETLANDS AREA OF DISTURBANCE

GRAVEL ACCESS ROAD:	0.26 AC.
TOTAL:	0.26 AC.

LEGEND

EXISTING	CONCEPTUAL	NOTES
TOPOGRAPHIC FEATURES		
		MINOR CONTOURS (5-FT INTERVAL) MAJOR CONTOURS (10-FT INTERVAL) LIMITS OF GRADING
DRAINAGE ELEMENTS		
		STREAM WATER BAR
		LINED SWALE ROCK OUTLET PROTECTION
		DRAINAGE CULVERT DETENTION POND OUTLET STRUCTURE
		WETLANDS MITIGATION AREA
SITE FEATURES		
		PROPERTY BOUNDARY ZONING SETBACK
		APPROXIMATE WETLAND LIMITS POTENTIAL WETLAND LIMITS
		ADJACENT PROPERTY BOUNDARY APPROXIMATE WETLANDS OFFSET
		PAVED ROADWAY GRAVEL ROADWAY
		OVERHEAD ELECTRICAL UTILITY UNDERGROUND ELECTRICAL UTILITY
		8-FT TALL DEER FENCE SOLAR PANEL ARRAY
		SEED RESTORATION LIMITS TREE LINE
		CULVERT
EROSION AND SEDIMENT CONTROL		
		SILT FENCE LAND GRADING ACTIVITIES
		STABILIZED CONSTRUCTION ENTRANCE DUST CONTROL MEASURES
		LIMITS OF CLEARING

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING INC.

630 Johnson Avenue - Suite 7
Bohemia, NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

Number	Revision Description	Revision Date
7	WETLANDS UPDATE	11/11/2024
6	ACCESS ROAD UPDATE	11/01/2024
5	ACCESS ROAD UPDATE	08/12/2024
4	CLIENT REVIEW	07/29/2024
3	WETLANDS UPDATE	07/24/2024
2	CLIENT REVIEW	04/05/2024
1		

Designed By: _____ Date Submitted: _____
 Drawn By: **HLW/RV** Date Created: **03/28/2024**
 Approval By: **MTS** Scale: **AS NOTED**

Client:
NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
NORTH TRIPHAMMER ROAD SOLAR FARM CONCEPTUAL SITE PLAN

Project Address:
NORTH TRIPHAMMER ROAD TOWN OF LANSING TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-12 & 44-1-3.3** Contact Number: ---
 Regulatory Reference Number: ---

7	WETLANDS UPDATE	11/11/2024
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1		

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County Tax Map Number: **44-1-12 & 44-1-3.3** Contact Number: ---
 Regulatory Reference Number: ---

File of Drawing: _____

GENERAL NOTES AND LEGEND INFORMATION

Drawing Number: **C-001**

Sheet **2** of **21**

PWGC Project Number: **DRS2404**

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CONSULTANTS

CARDAMONE HOME BUILDERS, INC 41-3-11
CARDAMONE HOME BUILDERS, INC 41-3-28
JUNG, SUNGHWAN 41-3-12
TOWN OF LANSING-STORM WATER 41-3-32
COONROD, SCOTT A. 41-3-30
CARDAMONE HOME BUILDERS, INC 41-3-26

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

7		
6	WETLANDS UPDATE	11/11/2024
5	ACCESS ROAD UPDATE	11/01/2024
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2	WETLANDS UPDATE	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By: _____ Date Submitted: _____
Drawn By: **HLW/RPV** Date Created: **03/28/2024**
Approved By: **MTS** Scale: **1" = 150'**

Client: **NY LANSING II, LLC**
P.O. BOX 384
CALLICOON, NY 12783

NORTH TRIPHAMMER ROAD SOLAR FARM CONCEPTUAL SITE PLAN

Project Address: **NORTH TRIPHAMMER ROAD**
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3** Contract Number: _____
Regulatory Reference Number: _____

File of Drawing: _____

EXISTING CONDITIONS PLAN



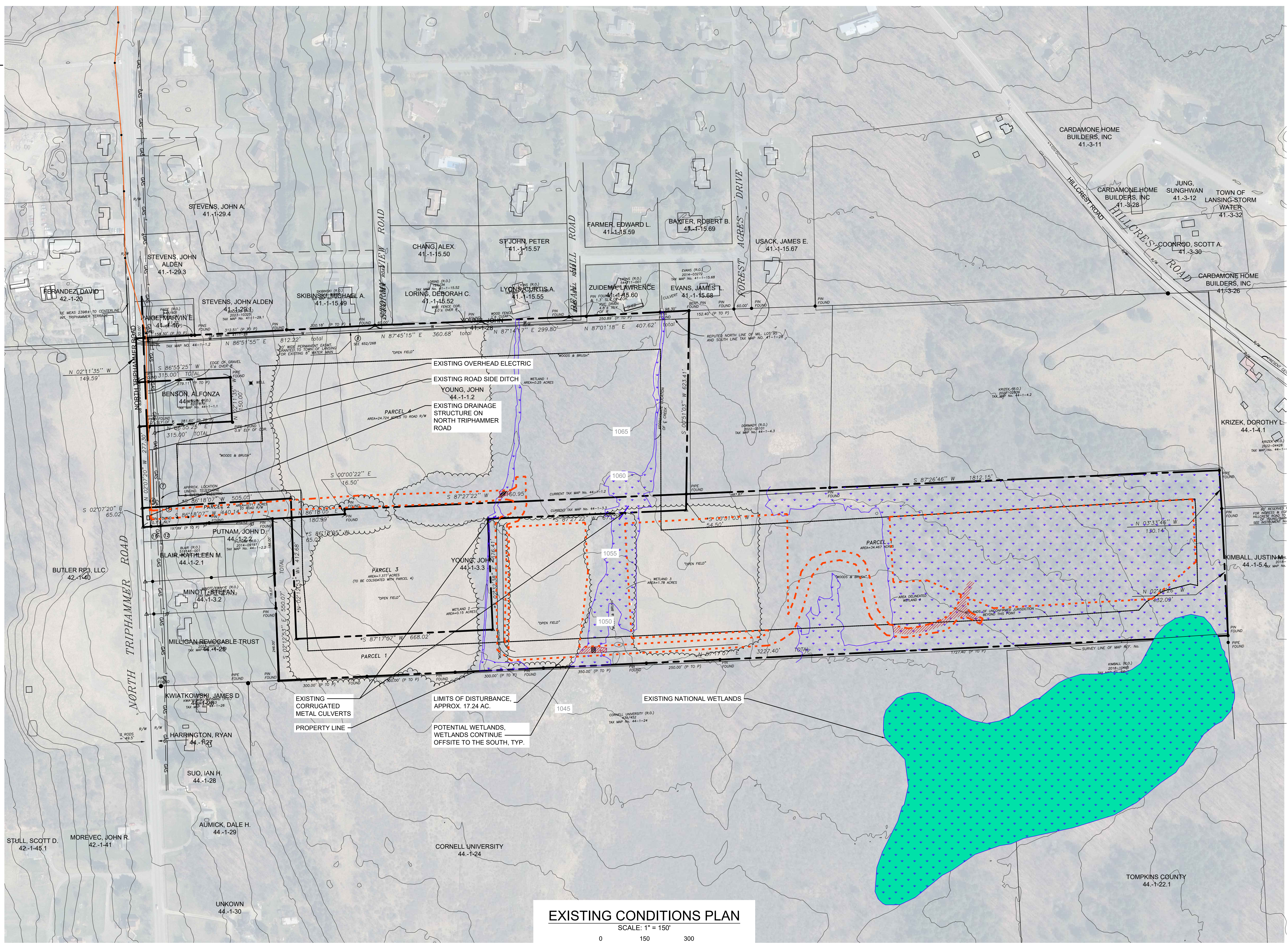
Drawing Number: **C-100**

Sheet **3** of **21**

PWGC Project Number: _____

DRS2404

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EXISTING CONDITIONS PLAN

SCALE: 1" = 150'



SCALE: 1" = 150'

FILED: MAR 28 2024 10:30 AM AT THE OFFICE OF THE CLERK OF THE SUPREME COURT, TOMPKINS COUNTY, NEW YORK. PROJECT NO. 2024010001 (10)

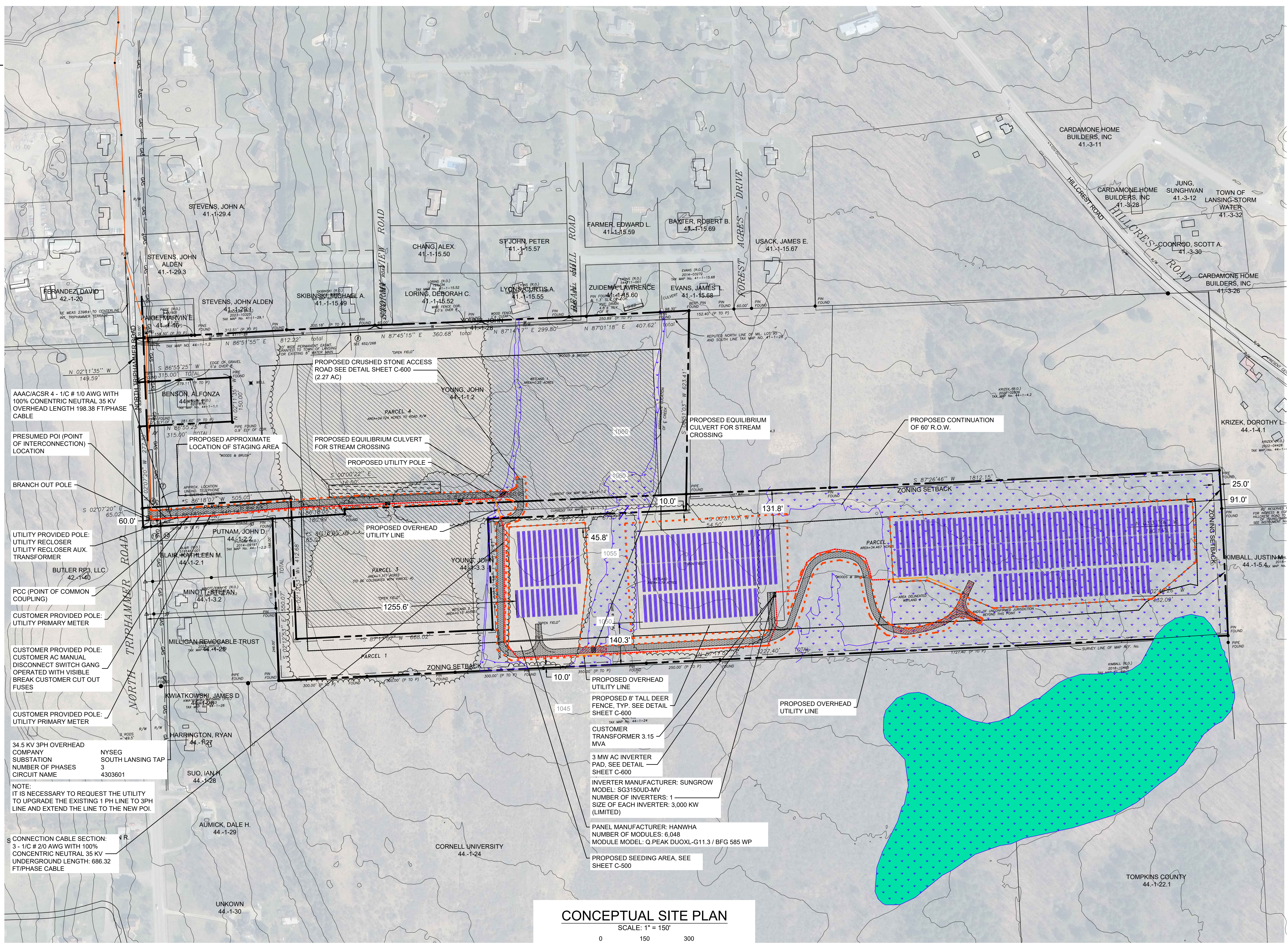


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CONSULTANTS

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CARDAMONE HOME BUILDERS, INC 41-3-28
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COONROD, SCOTT A. 41-3-30
CARDAMONE HOME BUILDERS, INC 41-3-26

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AAAC/ACSR 4 - 1/C # 1/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV OVERHEAD LENGTH 198.38 FT/PHASE CABLE

PRESUMED POI (POINT OF INTERCONNECTION) LOCATION

BRANCH OUT POLE

UTILITY PROVIDED POLE: UTILITY RECLOSER UTILITY RECLOSER AUX. TRANSFORMER

PCC (POINT OF COMMON COUPLING)

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

CUSTOMER PROVIDED POLE: CUSTOMER AC MANUAL DISCONNECT SWITCH GANG OPERATED WITH VISIBLE BREAK CUSTOMER CUT OUT FUSES

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

34.5 KV 3PH OVERHEAD COMPANY SUBSTATION NYSEG SOUTH LANSING TAP NUMBER OF PHASES 3 CIRCUIT NAME 4303601

NOTE: IT IS NECESSARY TO REQUEST THE UTILITY TO UPGRADE THE EXISTING 1 PH LINE TO 3PH LINE AND EXTEND THE LINE TO THE NEW POI.

CONNECTION CABLE SECTION: 3 - 1/C # 2/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV UNDERGROUND LENGTH: 686.32 FT/PHASE CABLE

PROPOSED CRUSHED STONE ACCESS ROAD SEE DETAIL SHEET C-600 (2.27 AC)

PROPOSED APPROXIMATE LOCATION OF STAGING AREA

PROPOSED EQUILIBRIUM CULVERT FOR STREAM CROSSING

PROPOSED UTILITY POLE

PROPOSED OVERHEAD UTILITY LINE

PROPOSED OVERHEAD UTILITY LINE

PROPOSED 8' TALL DEER FENCE, TYP. SEE DETAIL SHEET C-600

CUSTOMER TRANSFORMER 3.15 MVA

3 MW AC INVERTER PAD, SEE DETAIL SHEET C-600

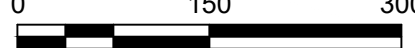
INVERTER MANUFACTURER: SUNGROW MODEL: SC3150UD-MV NUMBER OF INVERTERS: 1 SIZE OF EACH INVERTER: 3,000 KW (LIMITED)

PANEL MANUFACTURER: HANWHA NUMBER OF MODULES: 6,048 MODULE MODEL: Q.PEAK DUOXL-G11.3 / BFG 585 WP

PROPOSED SEEDING AREA, SEE SHEET C-500

CONCEPTUAL SITE PLAN

SCALE: 1" = 150'



SCALE: 1" = 150'

Revision table with columns for revision number, description, and date.

Designed By: THS Date Submitted: 01/03/2025
Drawn By: MTS Date Created: 01/03/2025
Approved By: MTS Scale: 1" = 150'

NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783
Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

Project Number:
44-1-1.2 & 44-1-3.3
Regulatory Reference Number:
File of Drawing:

CONCEPTUAL SITE LAYOUT PLAN

Professional Engineer seal for Michael Scanlon, License No. 103321, and drawing title 'C-101'.



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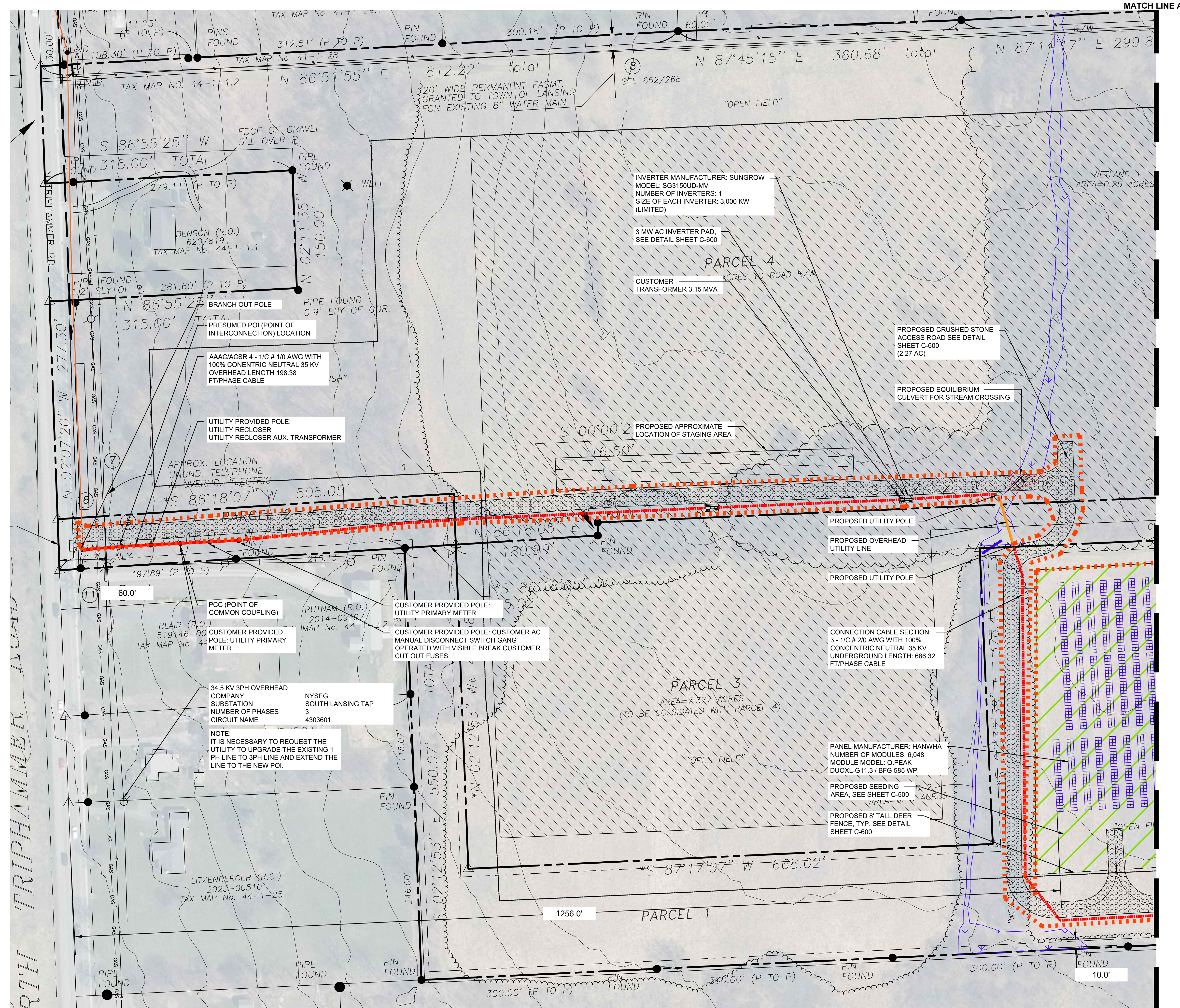
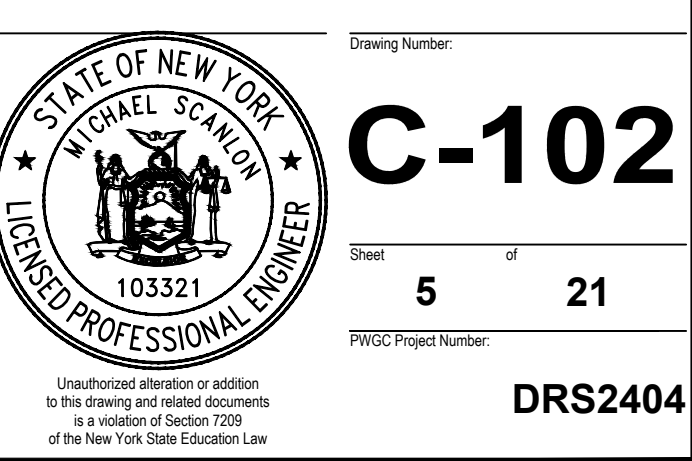
Number	Revision Description	Revision Date
7	WETLANDS UPDATE	11/11/2024
6	ACCESS ROAD UPDATE	11/01/2024
5	ACCESS ROAD UPDATE	08/12/2024
4	ACCESS ROAD UPDATE	07/29/2024
3	CLIENT REVIEW	07/24/2024
2	WETLANDS UPDATE	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By: _____ Date Submitted: _____
Drawn By: THS Date Created: 01/03/2025
Approved By: MTS Scale: 1" = 60'

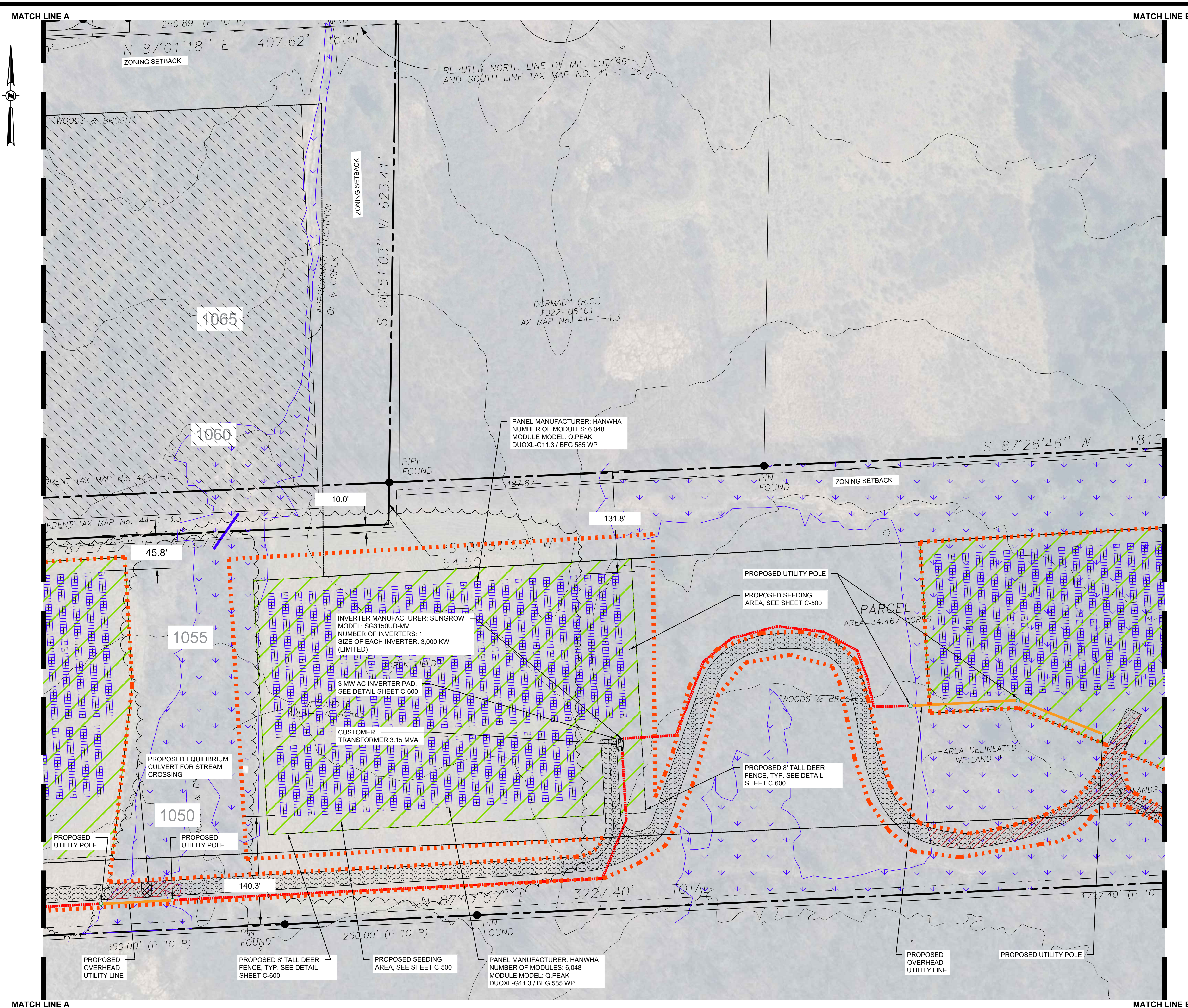
Client:
NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783
Project:
NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN
Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK
County Tax Map Number: 44-1-1.2 & 44-1-3.3
Regulatory Reference Number: _____
File of Drawing: _____

CONCEPTUAL SITE LAYOUT PARTIAL PLAN

Drawing Number:
C-102
Sheet 5 of 21
PWGC Project Number:
DRS2404



CONCEPTUAL SITE PLAN
SCALE: 1" = 60'
SCALE: 1" = 120'



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7	WETLANDS UPDATE	11/11/2024
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1	CLIENT REVIEW	04/05/2024

Number: Revision Description: Revision Date

Designed By: _____ Date Submitted: _____
 Drawn By: THS Date Created: 01/03/2025
 Approved By: MTS Scale: 1" = 60'

Client:
NY LANSING II, LLC
 P.O. BOX 384
 CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
 SOLAR FARM CONCEPTUAL
 SITE PLAN**

Project Address:
 NORTH TRIPHAMMER ROAD
 TOWN OF LANSING
 TOMPKINS COUNTY, NEW YORK

County Tax Map Number: 44-1-1.2 & 44-1-3.3
 Regulatory Reference Number: _____
 File of Drawing: _____

CONCEPTUAL SITE LAYOUT PARTIAL PLAN

CONCEPTUAL SITE LAYOUT PARTIAL PLAN

STATE OF NEW YORK
 MICHAEL SCARF
 LICENSED PROFESSIONAL ENGINEER
 103321

Drawing Number:
C-103

Sheet:
 6 of 21

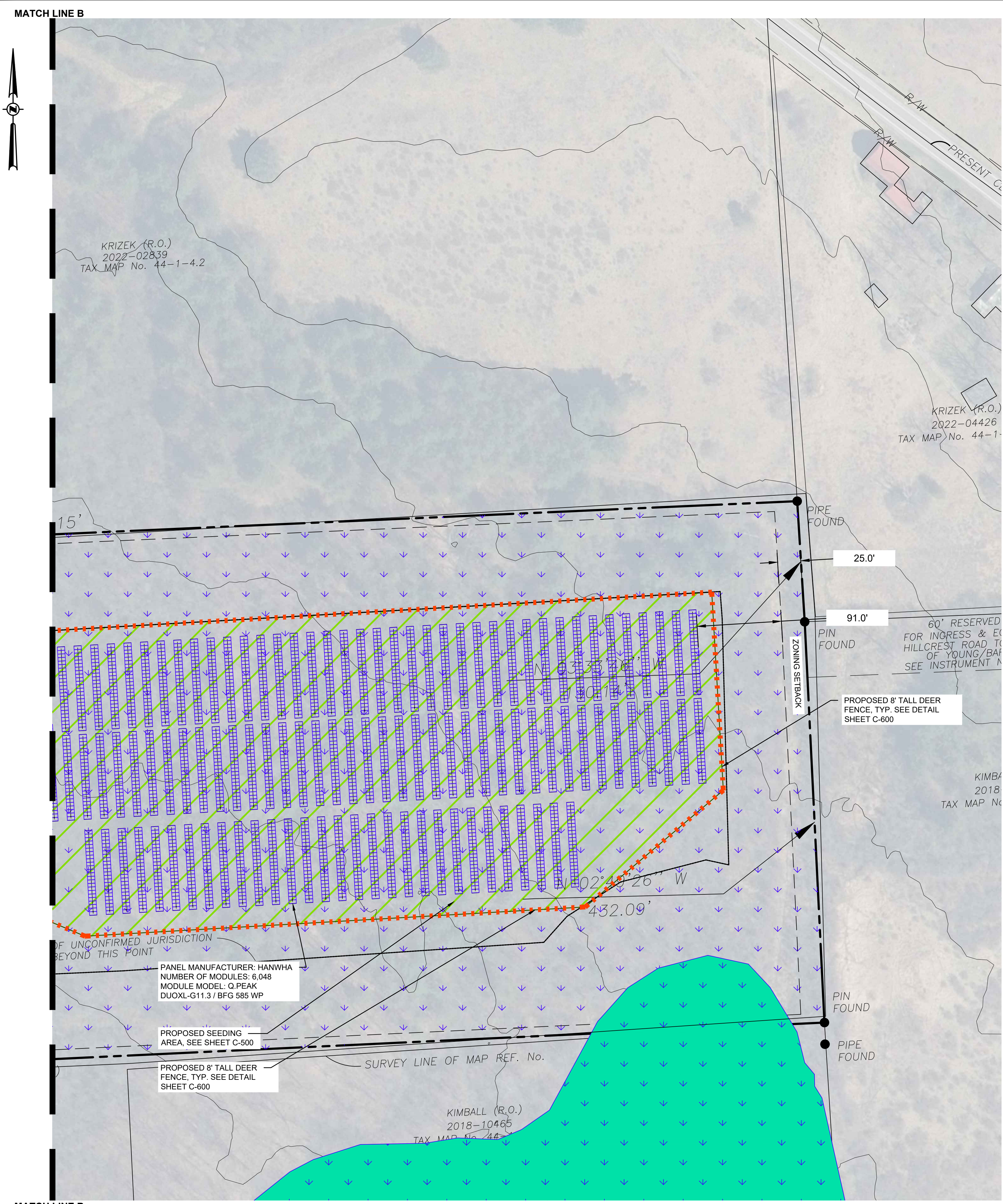
PWGC Project Number:
DRS2404

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MATCH LINE A MATCH LINE B

STATE OF NEW YORK
 MICHAEL SCARF
 LICENSED PROFESSIONAL ENGINEER
 103321
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CONCEPTUAL SITE PLAN
 SCALE: 1" = 60'
 SCALE: 1" = 120'



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Number	Revision Description	Revision Date
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1		

Designed By: _____ Date Submitted: _____
 Drawn By: **THS** Date Created: **01/03/2025**
 Approved By: **MTS** Scale: **1" = 60'**

Client:
NY LANSING II, LLC
 P.O. BOX 384
 CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
 SOLAR FARM CONCEPTUAL
 SITE PLAN**

Project Address:
**NORTH TRIPHAMMER ROAD
 TOWN OF LANSING
 TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: **44-1-1.2 & 44-1-3.3**
 Regulatory Reference Number: _____
 File of Drawing: _____

**CONCEPTUAL
 SITE LAYOUT
 PARTIAL PLAN**

Drawing Number:
C-104

Sheet **7** of **21**
 PWGC Project Number:
DRS2404

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2025.01.03 10:30 AM C:\Users\scowen\OneDrive\Documents\Projects\DRS2404\DWG\C-104.dwg
 2025.01.03 10:30 AM By: scowen



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CONSULTANTS

7 WETLANDS UPDATE 11/11/2024
8 ACCESS ROAD UPDATE 11/01/2024
5 ACCESS ROAD UPDATE 08/12/2024
4 ACCESS ROAD UPDATE 08/12/2024
3 CLIENT REVIEW 07/29/2024
2 WETLANDS UPDATE 07/24/2024
1 CLIENT REVIEW 04/05/2024

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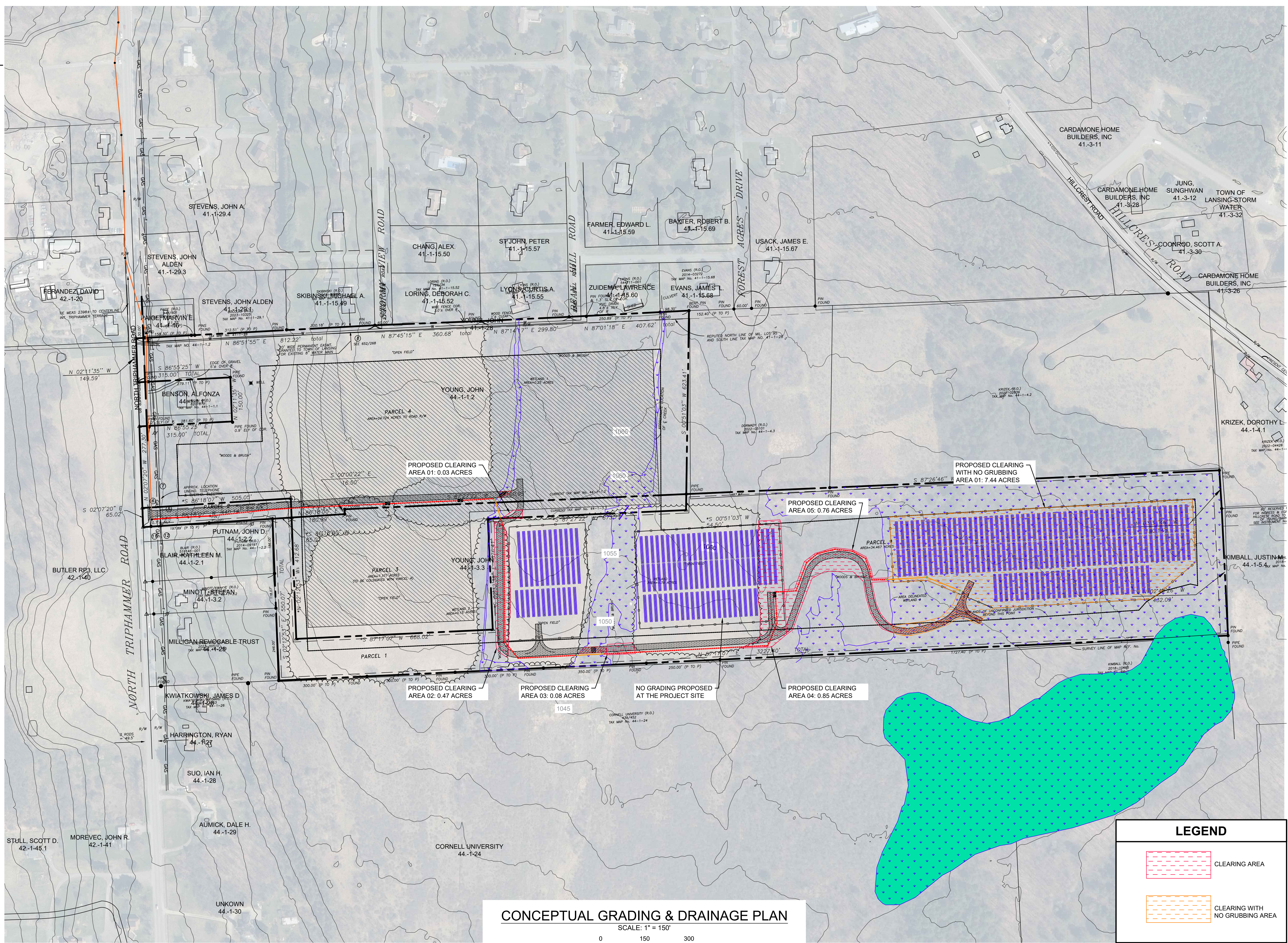
Client: NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783
Project: NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN
Project Address: NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: 44-1-1.2 & 44-1-3.3
Regulatory Reference Number: ...

CONCEPTUAL GRADING AND DRAINAGE PLAN

Professional Engineer seal for MICHAEL SCHWAB, LICENSED PROFESSIONAL ENGINEER, 103521. Drawing Number: C-200. Sheet 8 of 21. Project Number: DRS2404.

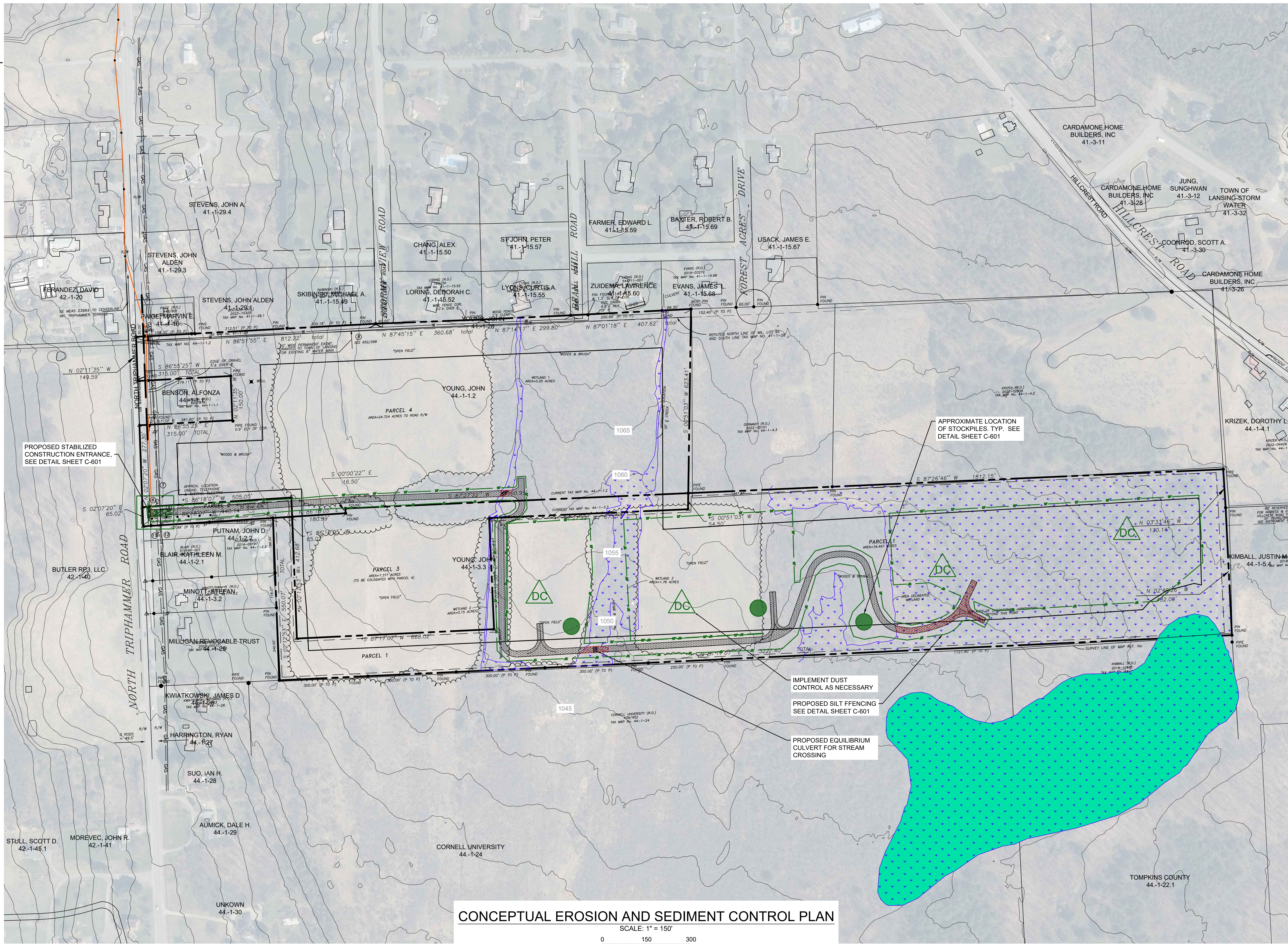
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CONCEPTUAL GRADING & DRAINAGE PLAN

SCALE: 1" = 150'
0 150 300
SCALE: 1" = 150'

LEGEND
CLEARING AREA (hatched pattern)
CLEARING WITH NO GRUBBING AREA (dotted pattern)



CONCEPTUAL EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 150'
 0 150 300
 SCALE: 1" = 150'



PWGC
 CLIENT DRIVEN SOLUTIONS
 P.W. GROSSER CONSULTING INC.

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 Bohemia, NY 11716-2618
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 E-mail: INFO@PWGCROSSER.COM

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Number	Revision Description	Revision Date
7		
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Designed by: HLW/RPV Date Submitted: 03/28/24
 Drawn by: MTS Date Created: 03/28/24
 Approved by: MTS Scale: 1" = 150'


Client: NY LANSING II, LLC
 P.O. BOX 384
 CALLICOON, NY 12783

NORTH TRIPHAMMER ROAD SOLAR FARM CONCEPTUAL SITE PLAN

Project Address: NORTH TRIPHAMMER ROAD
 TOWN OF LANSING
 TOMPKINS COUNTY, NEW YORK

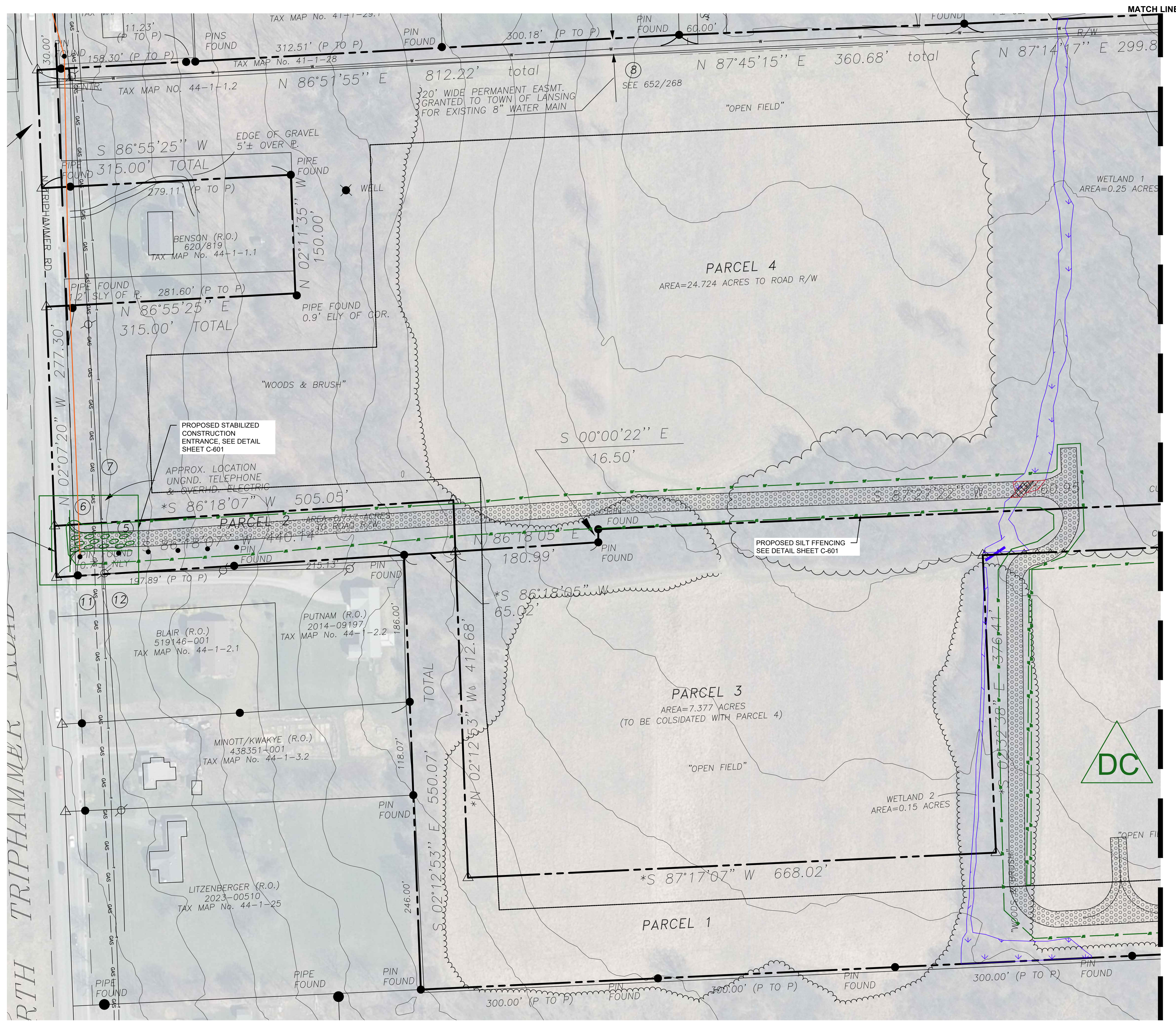
County Tax Map Number: 44-1-1.2 & 44-1-3.3 Contract Number: ---
 Regulatory Reference Number: ---

CONCEPTUAL EROSION AND SED. CONTROL PLAN

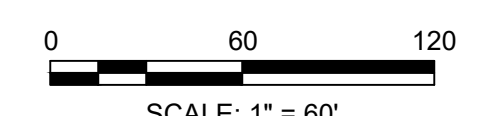


C-201

Sheet 9 of 21
 PWGC Project Number: DRS2404



CONCEPTUAL EROSION AND SEDIMENT CONTROL PLAN
 SCALE: 1" = 60'



MATCH LINE A



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 E-mail: INFO@PWGROSSER.COM

CONSULTANTS

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7	WETLANDS UPDATE	11/11/2024
6	ACCESS ROAD UPDATE	11/01/2024
5	ACCESS ROAD UPDATE	08/12/2024
4	CLIENT REVIEW	07/29/2024
3	WETLANDS UPDATE	07/24/2024
2	CLIENT REVIEW	04/05/2024
1	Revision Date	

Designed By: _____ Date Submitted: _____
 Drawn By: THS Date Created: 01/03/2025
 Approval By: MTS Scale: 1" = 60'

Client:
NY LANSING II, LLC
 P.O. BOX 384
 CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
 SOLAR FARM CONCEPTUAL
 SITE PLAN**

Project Address:
 NORTH TRIPHAMMER ROAD
 TOWN OF LANSING
 TOMPKINS COUNTY, NEW YORK

County Tax Map Number: 44-1-1.2 & 44-1-3.3
 Regulatory Reference Number: _____

**CONCEPTUAL
 EROSION AND SED.
 CONTROL PARTIAL PLAN**

STATE OF NEW YORK
 MICHAEL SCANDY
 LICENSED PROFESSIONAL ENGINEER
 103321

Drawing Number:
C-202

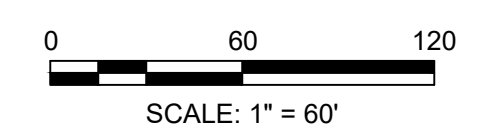
Sheet
 10 of 21
 PWGC Project Number:
 DRS2404

Unauthorised alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law.

STATE OF NEW YORK
 MICHAEL SCANDY
 LICENSED PROFESSIONAL ENGINEER
 103321
 PWGC Project Number: DRS2404
 DATE PLOTTED: Jan 08 2025 10:21 AM By: bawyer



CONCEPTUAL EROSION AND SEDIMENT CONTROL PLAN



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7	WETLANDS UPDATE	11/11/2024
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1	CLIENT REVIEW	04/05/2024

Number Revision Description Revision Date

Designed By _____ Date Submitted _____
 Drawn By THS Date Created 01/03/2025
 Approved By MTS Scale 1" = 60'

Client:
 NY LANSING II, LLC
 P.O. BOX 384
 CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
 SOLAR FARM CONCEPTUAL
 SITE PLAN**

Project Address:
 NORTH TRIPHAMMER ROAD
 TOWN OF LANSING
 TOMPKINS COUNTY, NEW YORK

County Tax Map Number: 44-1-1.2 & 44-1-3.3
 Regulatory Reference Number: _____

**CONCEPTUAL
 EROSION AND SED.
 CONTROL PARTIAL PLAN**

Drawing Number:
C-203

Sheet:
 11 of 21

PWGC Project Number:
DRS2404

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STATE OF NEW YORK
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 DIVISION OF EROSION CONTROL
 625 STATE STREET, ALBANY, NY 12243-1252
 TEL: 518-474-2929 FAX: 518-474-2930
 WWW.DEC.STATE.NY.US
 DATE PLOTTED: Jan 08 2025 11:21 AM By: bmoore



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Bohemia, NY - 11716-2618
Phone: (631) 589-6353 Fax: (631) 589-8705
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CONSULTANTS

CARDAMONE HOME BUILDERS, INC 41-3-11
CARDAMONE HOME BUILDERS, INC 41-3-28
JUNG, SUNGHWAN 41-3-12
TOWN OF LANSING-STORM WATER 41-3-32
COONROD, SCOTT A. 41-3-30
CARDAMONE HOME BUILDERS, INC 41-3-26

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7		
6	WETLANDS UPDATE	11/11/2024
5	ACCESS ROAD UPDATE	11/01/2024
4	ACCESS ROAD UPDATE	08/12/2024
3	CLIENT REVIEW	07/29/2024
2	WETLANDS UPDATE	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By: _____ Date Submitted: _____
Drawn By: **HLW/RPV** Date Created: **03/28/2024**
Approved By: **MTS** Scale: **1" = 150'**

Client: **NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783**

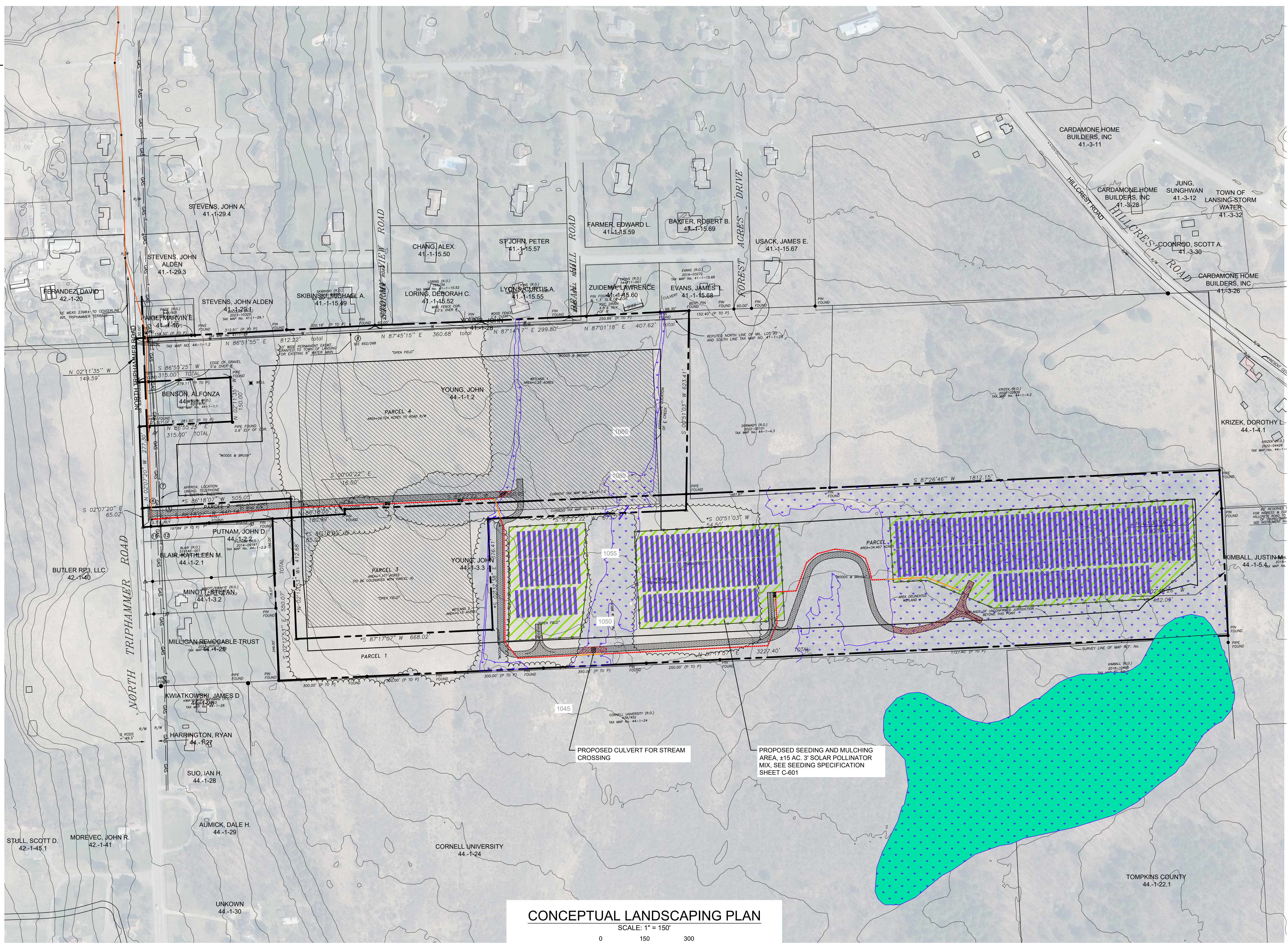
**NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN**

Project Address: **NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: **44-1-1.2 & 44-1-3.3**
Regulatory Reference Number: _____

**CONCEPTUAL
LANDSCAPING
PLAN**

Drawing Number: **C-500**
Sheet: **13** of **21**
PWGC Project Number: **DRS2404**



CONCEPTUAL LANDSCAPING PLAN
SCALE: 1" = 150'
0 150 300
SCALE: 1" = 150'

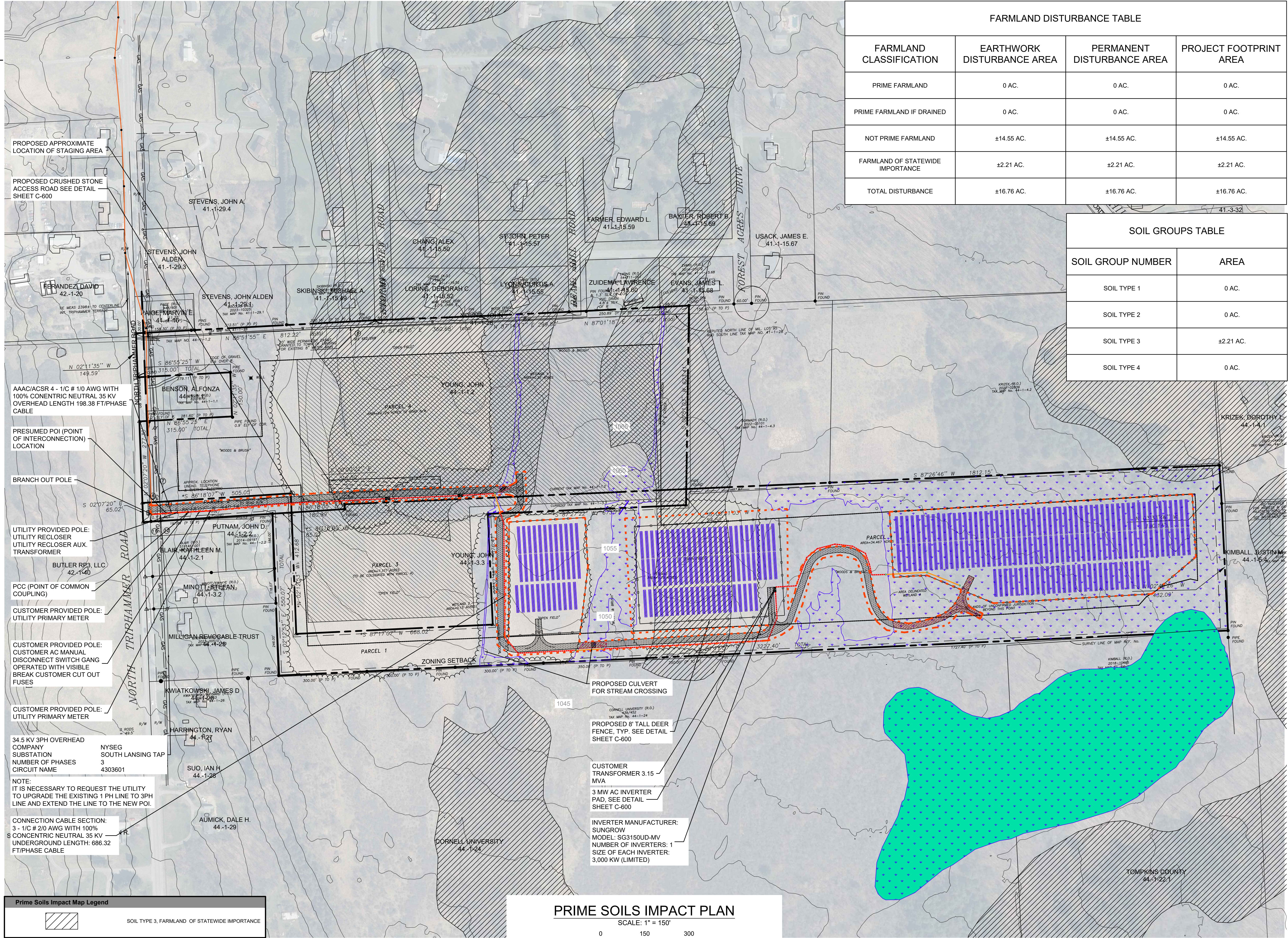


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CONSULTANTS

FARMLAND DISTURBANCE TABLE			
FARMLAND CLASSIFICATION	EARTHWORK DISTURBANCE AREA	PERMANENT DISTURBANCE AREA	PROJECT FOOTPRINT AREA
PRIME FARMLAND	0 AC.	0 AC.	0 AC.
PRIME FARMLAND IF DRAINED	0 AC.	0 AC.	0 AC.
NOT PRIME FARMLAND	±14.55 AC.	±14.55 AC.	±14.55 AC.
FARMLAND OF STATEWIDE IMPORTANCE	±2.21 AC.	±2.21 AC.	±2.21 AC.
TOTAL DISTURBANCE	±16.76 AC.	±16.76 AC.	±16.76 AC.

SOIL GROUPS TABLE	
SOIL GROUP NUMBER	AREA
SOIL TYPE 1	0 AC.
SOIL TYPE 2	0 AC.
SOIL TYPE 3	±2.21 AC.
SOIL TYPE 4	0 AC.



PROPOSED APPROXIMATE LOCATION OF STAGING AREA

PROPOSED CRUSHED STONE ACCESS ROAD SEE DETAIL SHEET C-600

AAAC/ACSR 4 - 1/C # 1/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV OVERHEAD LENGTH 198.38 FT/PHASE CABLE

PRESUMED POI (POINT OF INTERCONNECTION) LOCATION

BRANCH OUT POLE

UTILITY PROVIDED POLE: UTILITY RECLOSER UTILITY RECLOSER AUX. TRANSFORMER

PCC (POINT OF COMMON COUPLING)

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

CUSTOMER PROVIDED POLE: CUSTOMER AC MANUAL DISCONNECT SWITCH GANG OPERATED WITH VISIBLE BREAK CUSTOMER CUT OUT FUSES

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

34.5 KV 3PH OVERHEAD COMPANY SUBSTATION
 NYSEG SOUTH LANSING TAP
 NUMBER OF PHASES 3
 CIRCUIT NAME 4303601

NOTE: IT IS NECESSARY TO REQUEST THE UTILITY TO UPGRADE THE EXISTING 1 PH LINE TO 3PH LINE AND EXTEND THE LINE TO THE NEW POI.

CONNECTION CABLE SECTION: 3 - 1/C # 2/0 AWG WITH 100% S CONCENTRIC NEUTRAL 35 KV UNDERGROUND LENGTH: 686.32 FT/PHASE CABLE

Prime Soils Impact Map Legend	
	SOIL TYPE 3, FARMLAND OF STATEWIDE IMPORTANCE

PROPOSED CULVERT FOR STREAM CROSSING

PROPOSED 8' TALL DEER FENCE, TYP. SEE DETAIL SHEET C-600

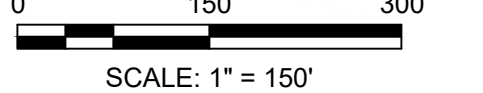
CUSTOMER TRANSFORMER 3.15 MVA

3 MW AC INVERTER PAD, SEE DETAIL SHEET C-600

INVERTER MANUFACTURER: SUNGROW
 MODEL: SG3150UD-MV
 NUMBER OF INVERTERS: 1
 SIZE OF EACH INVERTER: 3,000 KW (LIMITED)

PRIME SOILS IMPACT PLAN

SCALE: 1" = 150'



SCALE: 1" = 150'

7		
6	WETLANDS UPDATE	11/11/2024
5	ACCESS ROAD UPDATE	11/01/2024
4	ACCESS ROAD UPDATE	08/12/2024
3	CLIENT REVIEW	07/29/2024
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Designed By: _____ Date Submitted: _____
 Drawn By: **HLW/RPV** Date Created: **03/28/24**
 Approved By: **MTS** Scale: **1" = 150'**

Client: **NY LANSING II, LLC**
P.O. BOX 384
CALLICOON, NY 12783

NORTH TRIPHAMMER ROAD SOLAR FARM CONCEPTUAL SITE PLAN

Project Address: **NORTH TRIPHAMMER ROAD**
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3**
 Regulatory Reference Number: _____

PRIME SOILS IMPACT MAP

Drawing Number: **C-501**
 Sheet: **14** of **21**
 PWGC Project Number: **DRS2404**



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DATE PLOTTED: Jan 08, 2025 12:28 pm By: hanner



CONSULTANTS SYSTEM SUMMARY

Table listing project details: MODULE, MANUFACTURER, MODEL, OUTPUT POWER, STRING SIZE, NUMBER OF STRINGS, MODULE QUANTITY, PV SYSTEM OUTPUT, COMBINER BOX, CB QTY/INPUTS, INVERTER, MANUFACTURER, MODEL, QUANTITY/RATING, PV SYSTEM OUTPUT, DC SYSTEM VOLTAGE, MV INTERCONNECTION, TRANSFORMER, QTY/RATING, INTERCON. VOLTAGE, RACKING, MANUFACTURER, CONFIGURATION, TILT, AZIMUTH.

Revision table with columns for revision number, description, and date.

Designed by: RPV/THS Date Submitted: 03/28/24
Drawn by: MTS Date Created: 1" = 150'

Client: NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783
Project: NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN
Project Address: NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: 44-1-1.2 & 44-1-3.3
Regulatory Reference Number: ...

PROPOSED WETLANDS DISTURBANCE PLAN

Professional Engineer seal for Michael Scanlon, License No. 103321, and drawing title block with sheet number 15 of 21, project number DRS2404, and date 03/28/24.

WETLANDS NOTES

- 1. EXISTING STREAM AND FRESHWATER WETLAND INFORMATION IS BASED ON NYSDEC ENVIRONMENTAL RESOURCE MAPPER PUBLICLY AVAILABLE DATA DOWNLOADED ON 04-01-24, AND A WETLAND DELINEATION PERFORMED BY PWGC ON 06-15-24.
2. ACTUAL LIMITS OF ALL STREAMS AND FRESHWATER WETLANDS ARE TO BE SURVEYED AND CLEARLY DEMARCATED IN THE FIELD BY SURVEY MARKERS, RIBBON, FLAGS, OR EQUIVALENT PRIOR TO START OF CONSTRUCTION.
3. EFFORTS SHALL BE MADE TO MINIMIZE DISTURBANCE TO ANY STATE OR FEDERALLY REGULATED WETLANDS. NO UNLAWFUL FILLING, DISCHARGES, OR MATERIAL ALTERATION TO THE FUNCTIONS OR VALUES OF FRESHWATER WETLANDS WILL BE PERFORMED DURING CONSTRUCTION. UNNECESSARY REMOVAL OF VEGETATION OR UNNECESSARY ALTERATIONS ALONG STREAM BANKS OR STREAM BOTTOMS ARE PROHIBITED. WHERE NECESSARY, REMOVAL / CUTTING OF VEGETATION IN FRESHWATER WETLAND AREAS WILL BE DONE IN ACCORDANCE WITH GUIDANCE FROM THE USFWS / USACE. WOODCHIPERS WILL NOT BE USED DURING CONSTRUCTION. SIDECASTING WILL NOT BE PERFORMED DURING CONSTRUCTION.
4. WHERE REQUIRED TEMPORARY ACCESS IN FRESHWATER WETLANDS WILL BE PERFORMED WITHOUT USE OF PERMANENT ROADS. WHEN NECESSARY, CROSSING OF EPHEMERAL RELATIVELY NON-PERMANENT WATERWAYS IN WETLAND AREAS WILL BE MADE USING TEMPORARY TIMBER MATS TO MINIMIZE DISTURBANCE OR ACCESS WILL BE MADE DURING A PERIOD OF DEEP FREEZE CONDITIONS TO MINIMIZE DISTURBANCE TO UNDERLYING WETLAND SOILS. IF NECESSARY, CROSSING OF PERENNIALY FLOWING RELATIVELY PERMANENT WATERWAYS IN WETLAND AREAS WILL BE MADE USING A PROPERLY ENGINEERED EQUILIBRIUM CULVERT MEETING OR EXCEEDING 1.25 TIMES THE STREAM WIDTH IN PIPE DIAMETER.
5. STAGING OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IS PROHIBITED IN WETLAND AREAS.
6. ANY WETLAND DISTURBANCE IS TO BE RESTORED WITH APPROPRIATE WETLAND SEED MIX IN ACCORDANCE WITH NYS DOT ITEM 203.01920007 OR MOST CURRENT NYSDEC REQUIREMENTS RELATED TO WETLAND RESTORATION. COMPONENT OF THE SEED MIX MAY BE SUBSTITUTED WITH THE ENGINEER'S APPROVAL.
7. ALL LAND CLEARING SHALL OCCUR WITHOUT THE USE OF HEAVY MACHINERY ON METAL TRACKS.
8. THE RACKING SYSTEM WILL BE INSTALLED USING A SMALL SOLAR FARM PILE DRIVER MACHINE.
9. NO GRADING IS PROPOSED FOR THIS SITE PLAN.

WETLANDS DISTURBANCE TABLE

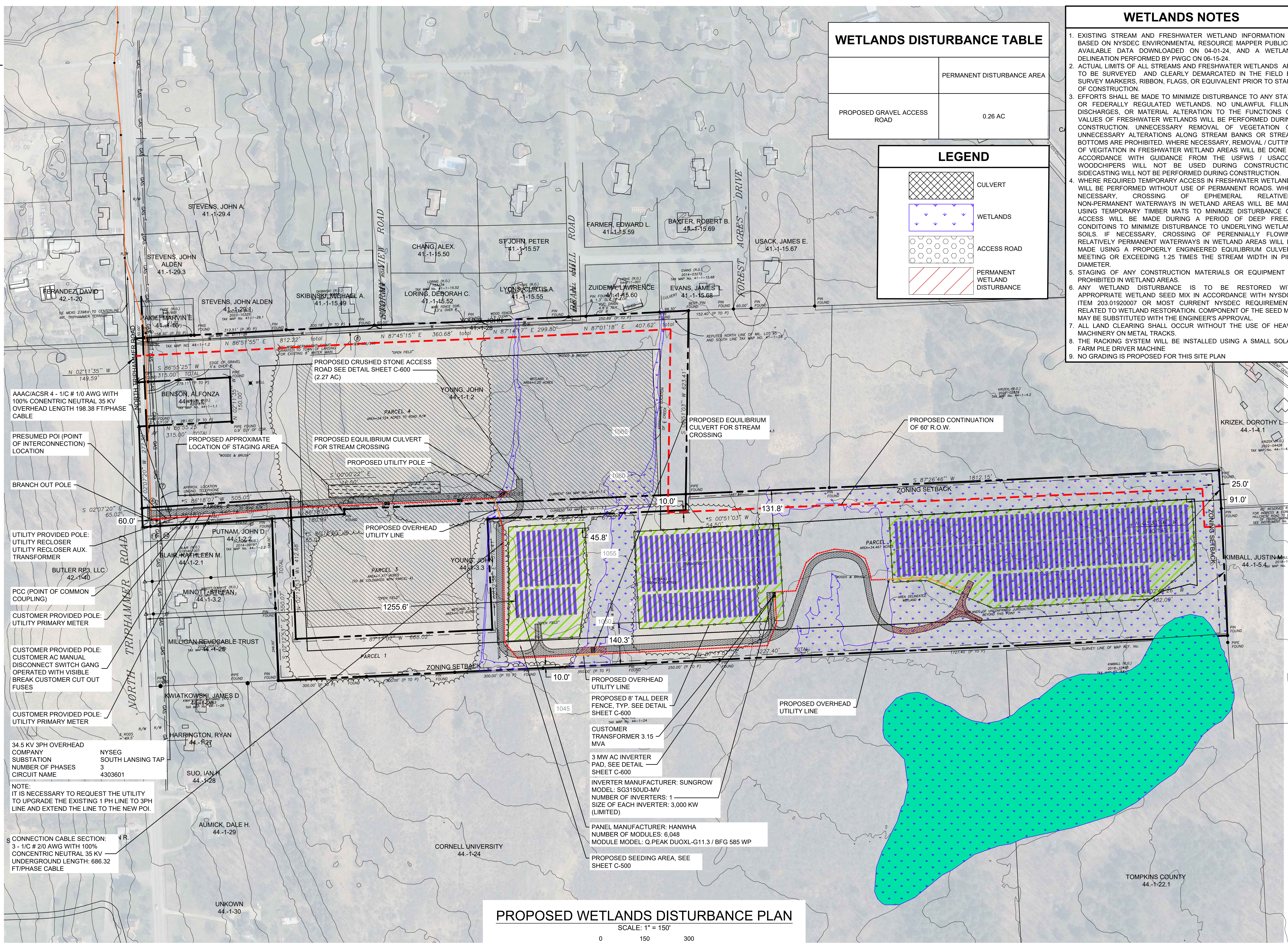
Table with 2 columns: DISTURBANCE TYPE and PERMANENT DISTURBANCE AREA. Row 1: PROPOSED GRAVEL ACCESS ROAD, 0.26 AC.

LEGEND

Legend symbols for CULVERT (cross-hatch), WETLANDS (blue wavy), ACCESS ROAD (dotted), and PERMANENT WETLAND DISTURBANCE (red diagonal lines).

PROPOSED WETLANDS DISTURBANCE PLAN

SCALE: 1" = 150'
0 150 300
SCALE: 1" = 150'



AAAC/ACSR 4 - 1/C # 1/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV OVERHEAD LENGTH 198.38 FT/PHASE CABLE

PRESUMED POI (POINT OF INTERCONNECTION) LOCATION

BRANCH OUT POLE

UTILITY PROVIDED POLE: UTILITY RECLOSER UTILITY RECLOSER AUX. TRANSFORMER

PCC (POINT OF COMMON COUPLING)

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

CUSTOMER PROVIDED POLE: CUSTOMER AC MANUAL DISCONNECT SWITCH GANG OPERATED WITH VISIBLE BREAK CUSTOMER CUT OUT FUSES

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

34.5 KV 3PH OVERHEAD COMPANY SUBSTATION NYSEG SOUTH LANSING TAP NUMBER OF PHASES 3 CIRCUIT NAME 4303601

NOTE: IT IS NECESSARY TO REQUEST THE UTILITY TO UPGRADE THE EXISTING 1 PH LINE TO 3PH LINE AND EXTEND THE LINE TO THE NEW POI.

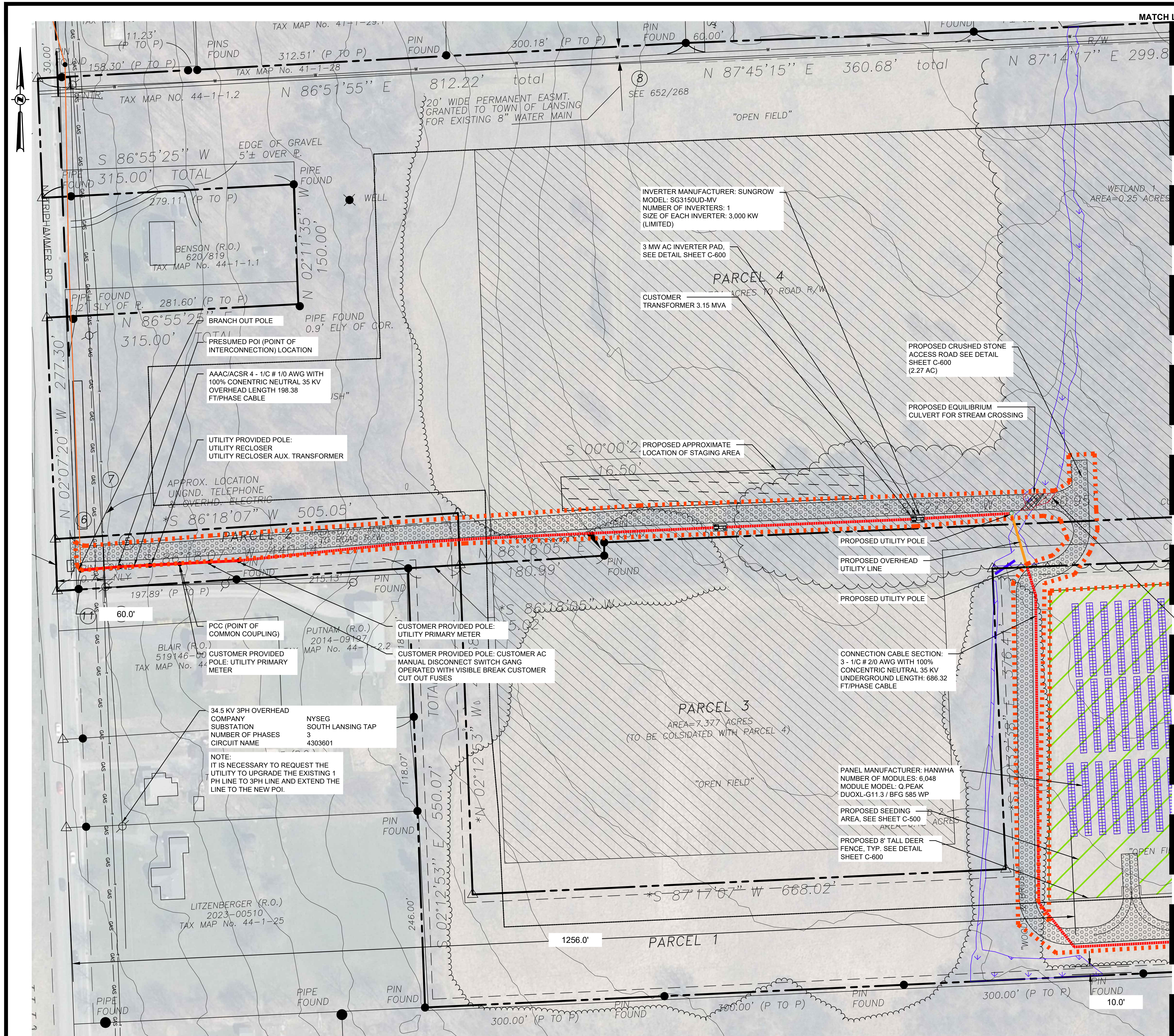
CONNECTION CABLE SECTION: 3 - 1/C # 2/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV UNDERGROUND LENGTH: 686.32 FT/PHASE CABLE

PROPOSED OVERHEAD UTILITY LINE PROPOSED 8' TALL DEER FENCE, TYP. SEE DETAIL SHEET C-600 CUSTOMER TRANSFORMER 3.15 MVA 3 MW AC INVERTER PAD. SEE DETAIL SHEET C-600

INVERTER MANUFACTURER: SUNGROW MODEL: SG3150UD-MV NUMBER OF INVERTERS: 1 SIZE OF EACH INVERTER: 3,000 KW (LIMITED) PANEL MANUFACTURER: HANWHA NUMBER OF MODULES: 6,048 MODULE MODEL: Q.PEAK DUOXL-G11.3 / BFG 585 WP

PANELL MANUFACTURER: HANWHA NUMBER OF MODULES: 6,048 MODULE MODEL: Q.PEAK DUOXL-G11.3 / BFG 585 WP

PROPOSED SEEDING AREA, SEE SHEET C-500



WETLANDS DISTURBANCE TABLE

	PERMANENT DISTURBANCE AREA
PROPOSED GRAVEL ACCESS ROAD	0.26 AC

LEGEND

- CULVERT
- WETLANDS
- ACCESS ROAD
- PERMANENT WETLAND DISTURBANCE

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING INC.

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Bohemia, NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
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CONSULTANTS

Number	Revision Description	Revision Date
7	WETLANDS UPDATE	11/11/2024
6	ACCESS ROAD UPDATE	11/01/2024
5	ACCESS ROAD UPDATE	08/12/2024
4	ACCESS ROAD UPDATE	07/29/2024
3	CLIENT REVIEW	07/24/2024
2	WETLANDS UPDATE	07/24/2024
1	CLIENT REVIEW	04/05/2024

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Designed By	Date Submitted
Drawn By	Date Created
Approved By	Scale

Client: **NY LANSING II, LLC**
P.O. BOX 384
CALLICOON, NY 12783

Project: **NORTH TRIPHAMMER ROAD SOLAR FARM CONCEPTUAL SITE PLAN**

Project Address: **NORTH TRIPHAMMER ROAD TOWN OF LANSING TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: **44-1-1.2 & 44-1-3.3**

Regulatory Reference Number: ...

File of Drawing: ...

PROPOSED WETLANDS DISTURBANCE PARTIAL PLAN

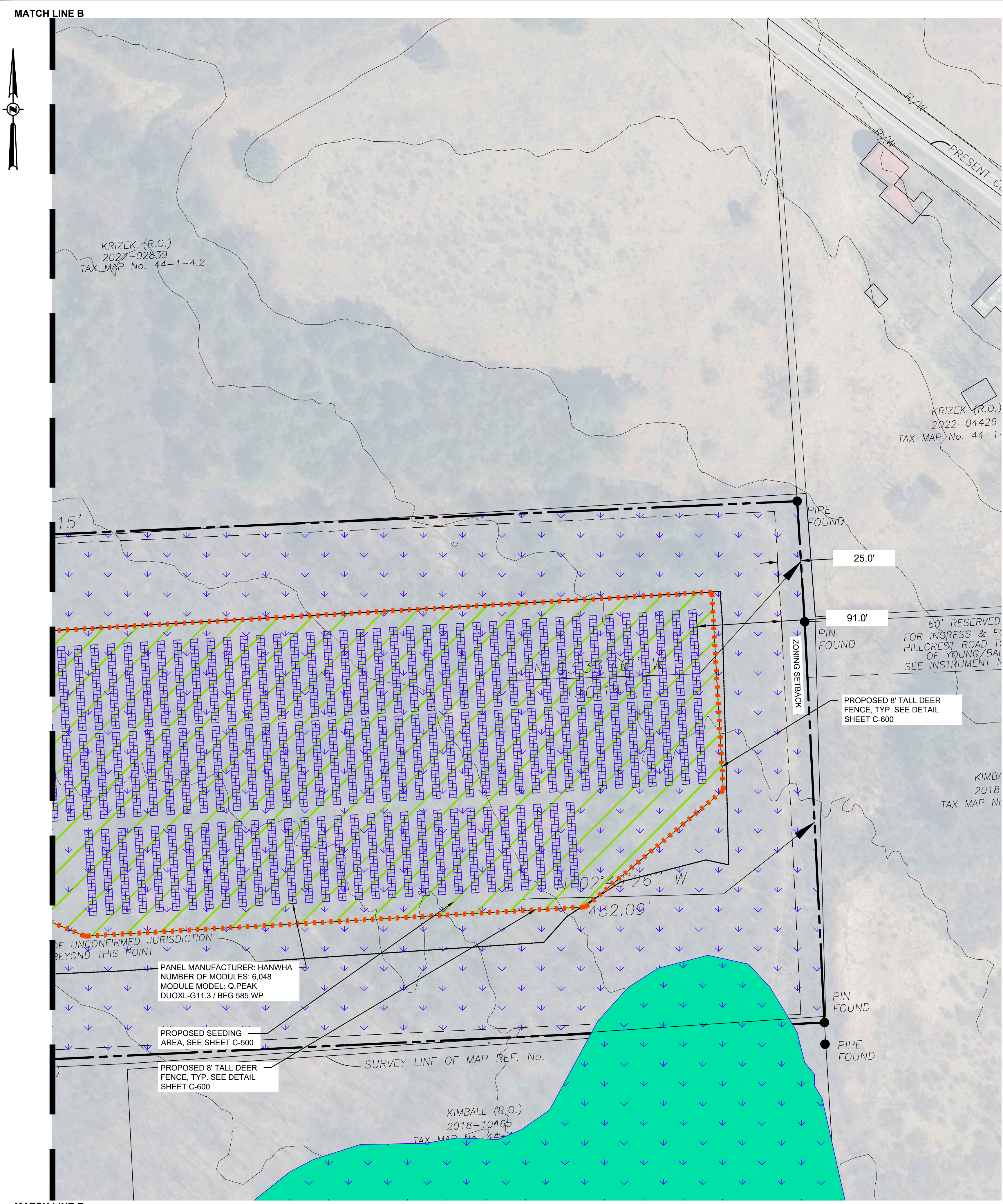
C-503

Sheet **16** of **21**

PWGC Project Number: **DRS2404**

PROPOSED WETLANDS DISTURBANCE PLAN SCALE: 1" = 60'

Vertical text on the right edge of the drawing, likely a title or reference.



WETLANDS DISTURBANCE TABLE	
	PERMANENT DISTURBANCE AREA
PROPOSED GRAVEL ACCESS ROAD	0.26 AC

LEGEND

- CULVERT
- WETLANDS
- ACCESS ROAD
- PERMANENT WETLAND DISTURBANCE

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING INC.

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CONSULTANTS

Number	Revision Description	Revision Date
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1	CLIENT REVIEW	04/05/2024

Designed By: _____ Date Submitted: _____
 Drawn By: **THS** Date Created: **01/03/2025**
 Approval By: **MTS** Scale: **1" = 60'**

Client:
NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN**

Project Address:
**NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: **44-1-1.2 & 44-1-3.3**
 Regulatory Reference Number: _____
 Title of Drawing: _____

**PROPOSED WETLANDS
DISTURBANCE
PARTIAL PLAN**

Drawing Number: **C-505**

Sheet: **18** of **21**

PWGC Project Number: **DRS2404**

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PROPOSED WETLANDS DISTURBANCE PLAN
SCALE: 1" = 60'

MATCH LINE B

MATCH LINE B

PWGC PROJECT NUMBER: DRS2404; DATE PLOTTED: JAN 08 2025 11:28 AM; BY: MTS



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Bohemia, NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INF@PWGROSSER.COM

CONSULTANTS

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Revision table with columns: Number, Revision Description, Revision Date. Includes entries for Wetlands Update, Access Road Update, Client Review, and Client Review.

Designed by: HLW/RPV Date Submitted: 03/28/24
Approved by: MTS Scale: AS NOTED

Client: NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783

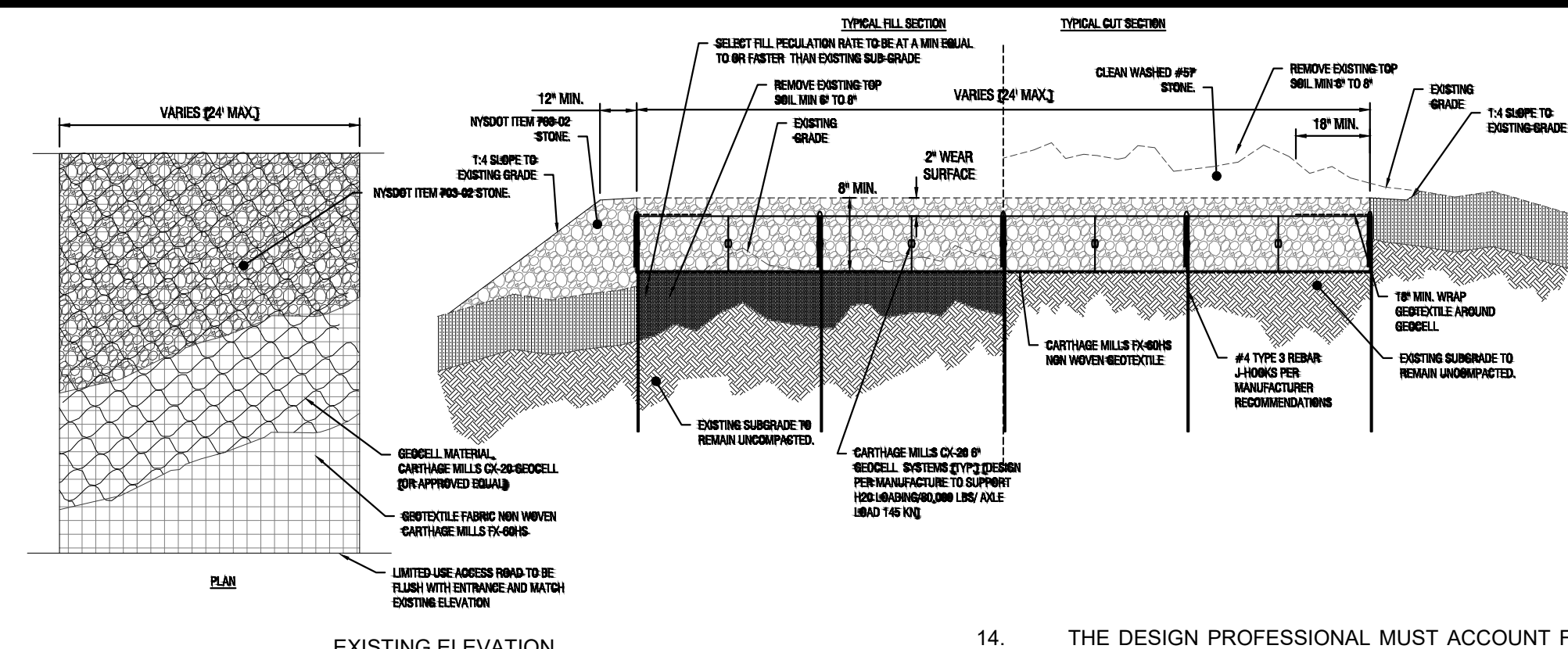
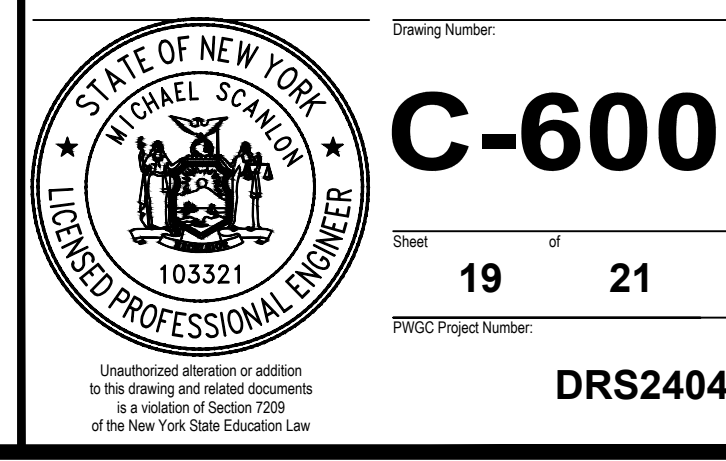
NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN

Project Address: NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: 44-1-1.2 & 44-1-3.3
Regulatory Reference Number: ---

SITE DETAILS

Drawing Number: C-600
Sheet 19 of 21
Project Number: DRS2404



GENERAL NOTES

- 1. PROVIDE A 4800 LB/FT ENHANCED WOVEN GEOTEXTILE SEPARATION LAYER AND INSTALL PER MANUFACTURER RECOMMENDATIONS INCLUDING OVERLAPS BASED ON SUB GRADE CBR.
- 2. THE GEOCELL SHALL BE CONNECTED WITH TYP 3 REBAR J HOOKS.
- 3. PROVIDE TYP 3 ANCHORS TO KEEP PANELS OPEN FOR INFILL AS REQUIRED.
- 4. GEOCELL INFILL SHALL BE 3/4" TO 1.5" CRUSHED AGGREGATE WITH FINE LIMITED TO LESS THAN 10% TO ALLOW FREE DRAINAGE.
- 5. LIMIT THE DROP OF INFILL TO PREVENT PANEL DISTORTION.
- 6. ASSUME HS-20 LOADING

- 14. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USE PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT/HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF GP-0-20-001 FOR THE DEFINITION OF "ALTER THE HYDROLOGY..."), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.

GEOCELL MATERIAL NOTES:

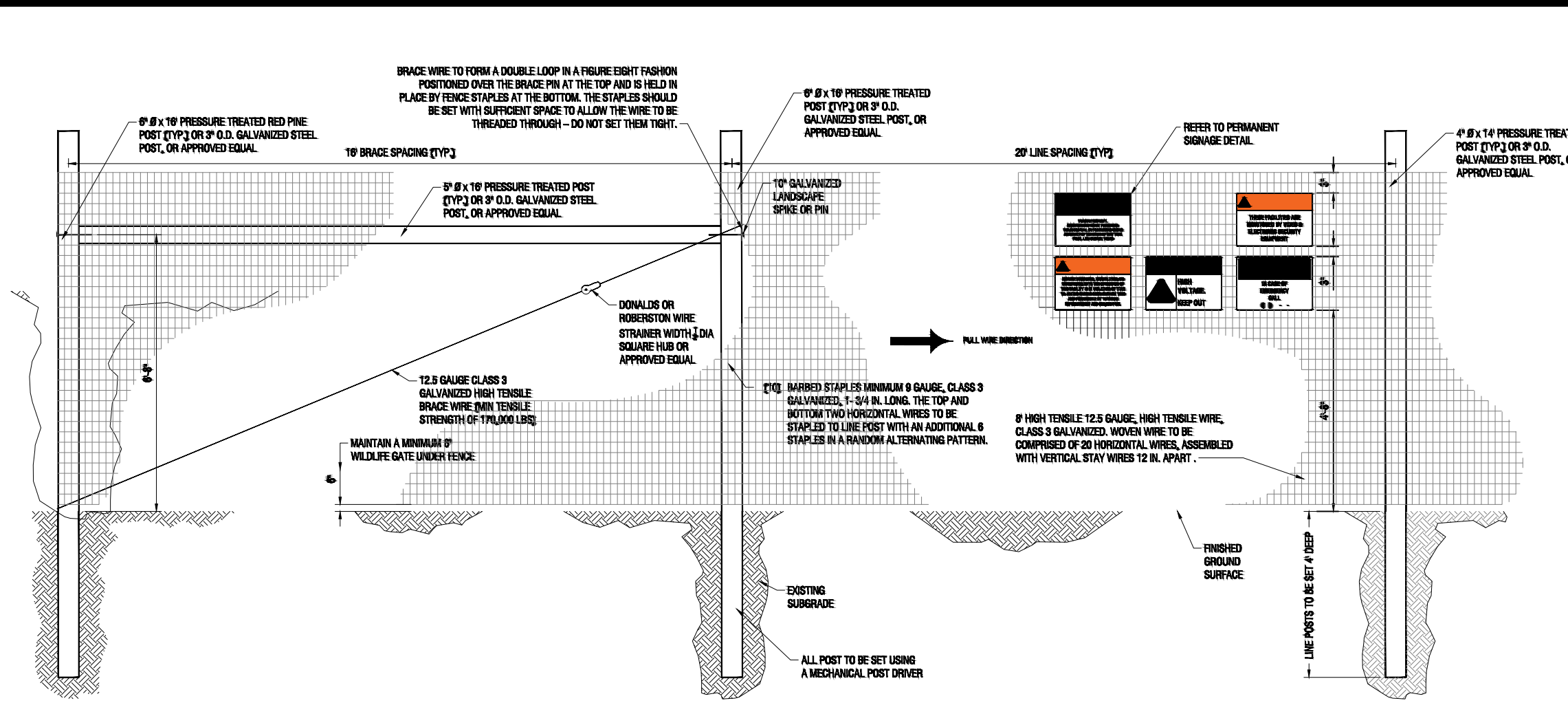
- 1. THE GEOCELL, OR COMPARABLE PRODUCT, IS SUGGESTED FOR USE ON ROAD PROFILES EXCEEDING 5%. THE GEOCELL PRODUCT IS INTENDED TO LIMIT SHIFTING STONE MATERIAL DURING USE.
- 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 3. WHERE REQUIRED, A NATIVE SOIL WEDGE SHALL BE PLACED TO ACCOMMODATE ROAD CROSS SLOPE OF 2%. NATIVE SOIL SHALL BE COMPACTED TO MATCH EXISTING SOIL CONDITIONS.
- 4. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP-ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATIONS OF NYSDOT ITEM 703-02, SIZE DESIGNATION 3-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF, AND SPREAD WITH, A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
- 5. GEOCELL SYSTEM SHALL BE CARTHAGE MILLS CX-20 6" HS20 LOADING OR APPROVED EQUAL. GEOCELL SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
- 6. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE, SIZE 3A, MEETING NYSDOT ITEM 703-02 SPECIFICATIONS.
- 7. THE TOP EDGES OF ADJACENT CELL WALLS SHALL BE FLUSH WHEN CONNECTING. ALIGN THE I-SLOTS FOR INTERLEAF AND END TO END CONNECTIONS. THE GEOCELL PANELS SHALL BE CONNECTED WITH TYPE 3 J HOOKS AT EACH INTERLEAF AND END TO END CONNECTIONS. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER INSTALLATION, TYING AND CONNECTIONS.
- 8. PREPARE THE SUBGRADE AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 9. COMPACT THE SOIL TO A MINIMUM 95% STANDARD PROCTOR.
- 10. VERIFY THAT THE SUBGRADE STRENGTH, IF UNACCEPTABLE, THE SOILS SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER.
- 11. WHERE REQUIRED, PROVIDE GEOTEXTILE SEPARATION LAYER.
- 12. EXPAND THE GEOCELL SECTIONS INTO POSITION AND CONNECT THE END TO END INTERLEAF CONNECTIONS WITH ATTRA KEYS.
- 13. PLACE THE SPECIFIED INFILL MATERIAL TO 2 INCHES ABOVE CELL WALLS AND COMPACT TO A MINIMUM 95% STANDARD PROCTOR.
- 14. PROVIDE ADDITIONAL SURFACE MATERIAL AS SPECIFIED.

BASIS OF DESIGN: CARTHAGE MILL

WOVEN GEOTEXTILE MATERIAL NOTES:

- 1. GEOTEXTILE MATERIAL TO BE CARTHAGE MILL FX-60HS OR APPROVED EQUAL.

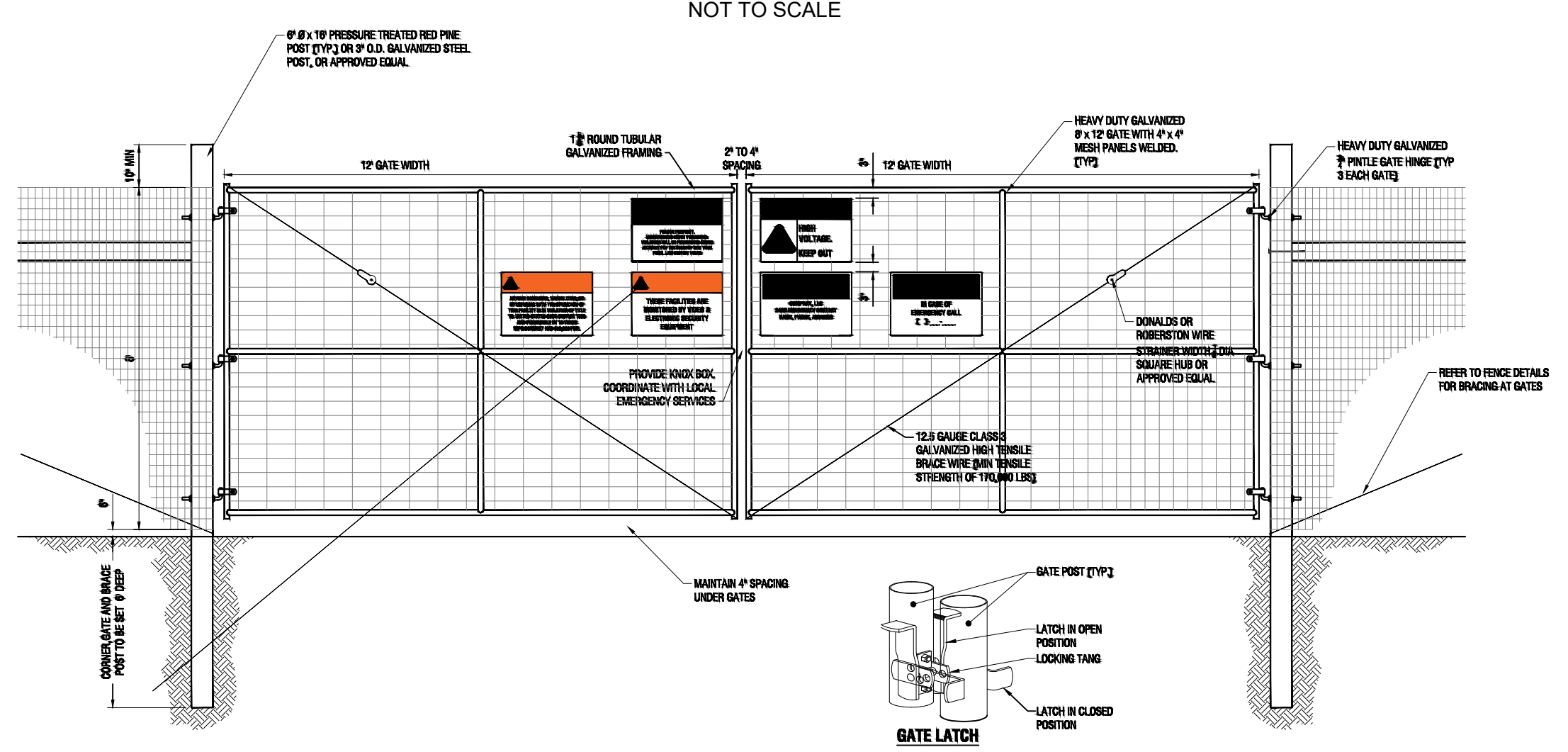
BASIS OF DESIGN: CARTHAGE MILLS



BRACING NOTES

- 1. BRACING IS REQUIRED AT ALL CORNER, END GATE, AND PULL ASSEMBLIES IN THE FENCE.
- 2. CORNERS ARE REQUIRED AT ALL POINTS WHERE THE FENCE ALIGNMENT CHANGES 15 DEGREES OR MORE THREE, 6 IN. X 16 FT. VERTICAL POSTS AND TWO 5 IN. X 16 FT. HORIZONTAL BRACES ARE REQUIRED FOR EACH CORNER.
- 3. END BRACING IS REQUIRED WHERE THE FENCE ENDS AT A BUILDING OR ON EACH SIDE OF A GATE OPENING. TWO, 6 IN. X 16 FT. VERTICAL POSTS AND ONE 5 IN. X 16 FT. HORIZONTAL BRACE ARE REQUIRED FOR EACH END BRACE.
- 4. PULL ASSEMBLIES ARE REQUIRED IN STRAIGHT SECTIONS OF FENCE SO THAT THE MAXIMUM DISTANCE BETWEEN CORNERS DOES NOT EXCEED 1,320 DT. TWO 6 IN. X 16 FT. VERTICAL POSTS AND ONE 5 IN. X 16 FT. BRACE ARE REQUIRED.
- 5. DOUBLE BRACES (FIGURE 4) SHOULD BE USED ON EACH END FOR STRAIGHT FENCE LINES EXCEEDING 1,000 FT. DOUBLE END BRACES REQUIRE THREE 6 IN. X 16 FT. HORIZONTAL BRACES.

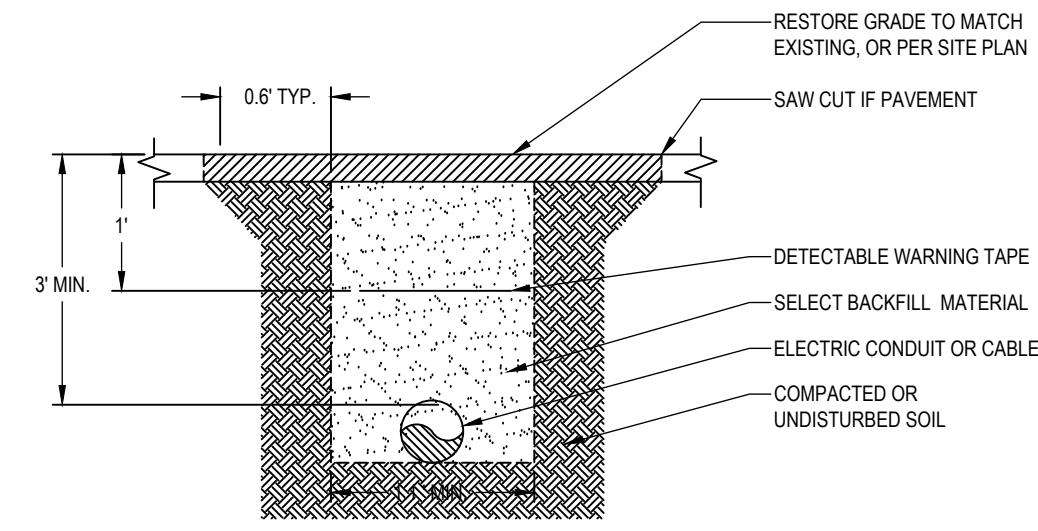
8-FT DEER FENCE DETAIL



8-FT DEER FENCE GATE DETAIL

GRAVEL ACCESS ROAD DETAIL

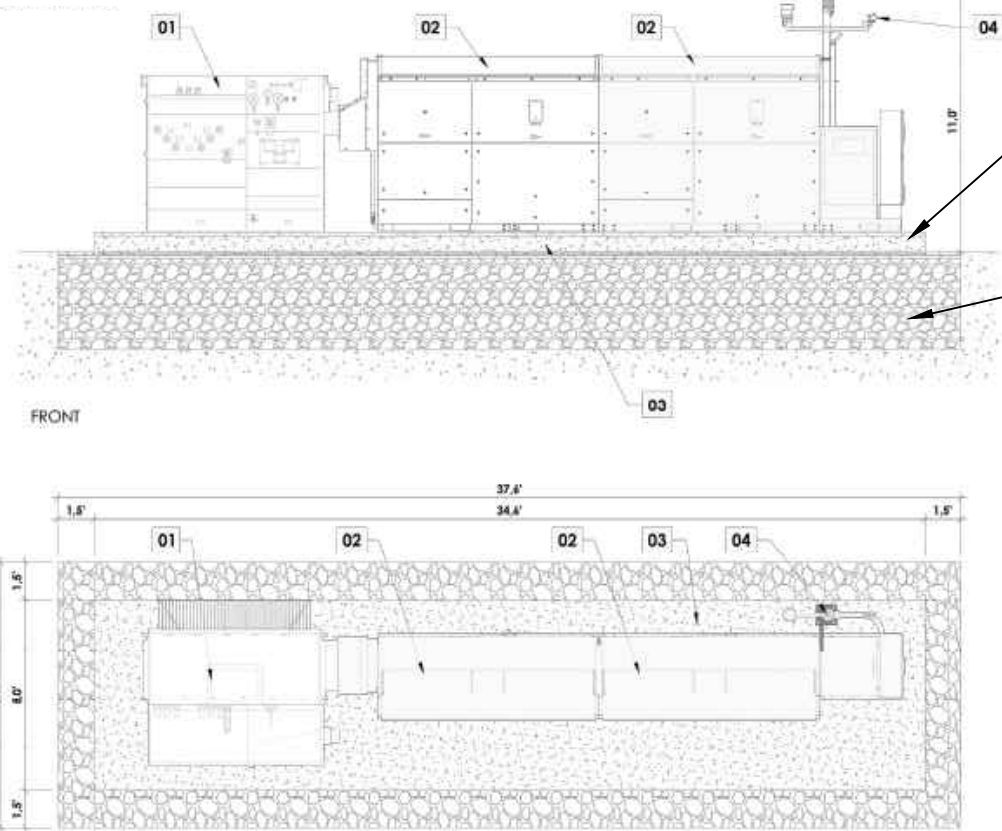
NOT TO SCALE



ELECTRICAL TRENCH DETAIL

NOT TO SCALE

- 01 - TRANSFORMER
- 02 - INVERTER
- 03 - REINFORCED CONCRETE SLAB PSI 3500
- 04 - AUXILIARY EQUIPMENT PAD

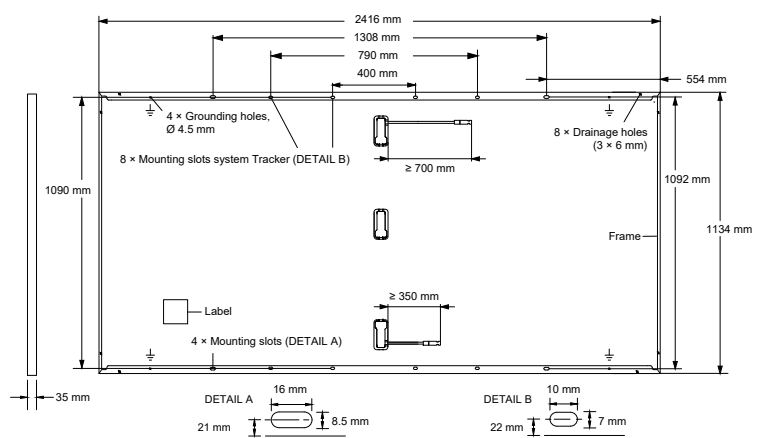


CONCRETE EQUIPMENT PAD DETAIL

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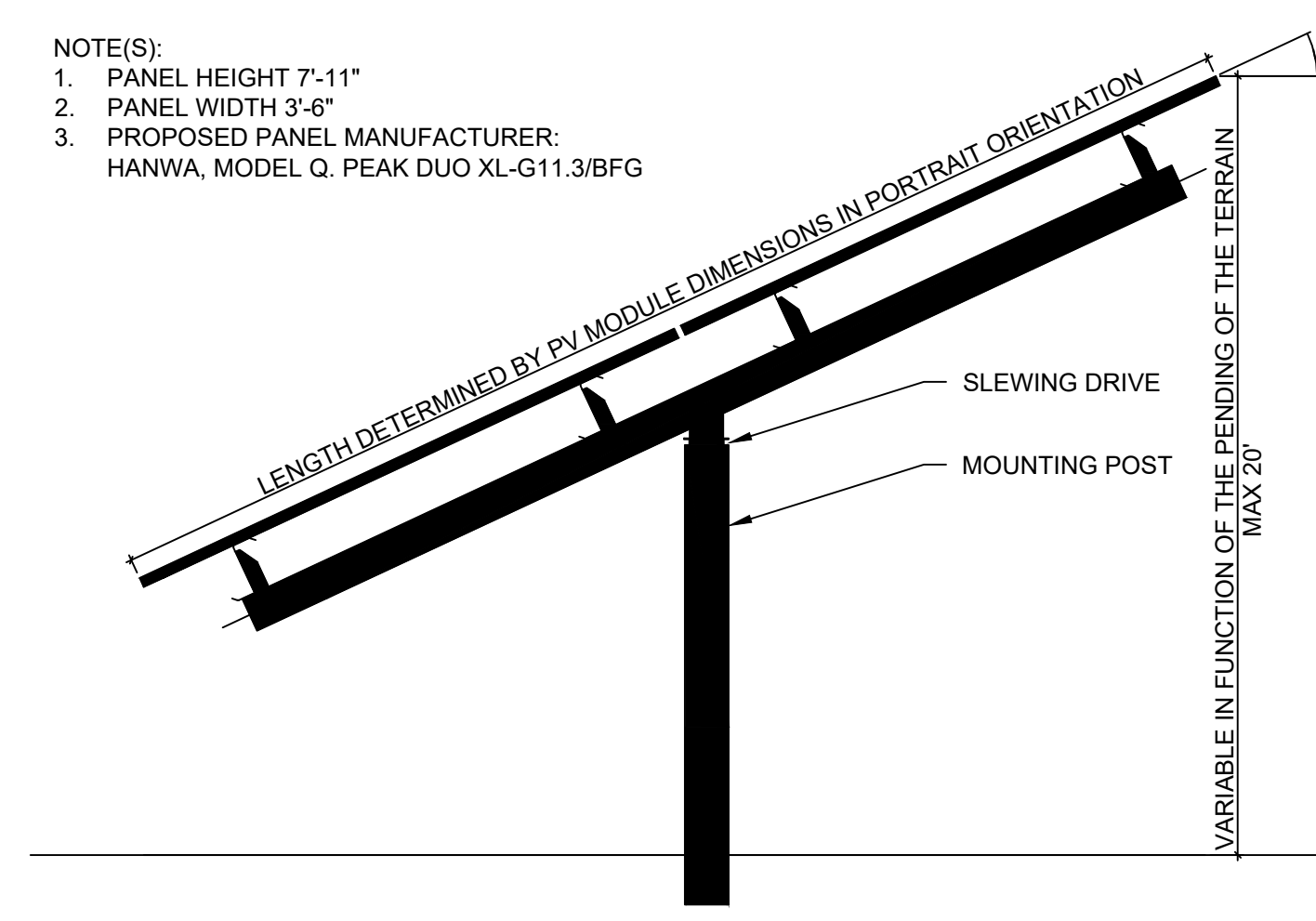
MECHANICAL SPECIFICATION

Table with columns: Component, Specification. Includes items like Format (2416 mm x 1134 mm x 35 mm), Weight (34.4 kg), Front Cover (2 mm thermally pre-stressed glass), Back Cover (2 mm semi-tempered glass), Frame (Anodised aluminium), Cell (6 x 26 monocrystalline Q ANTUM solar half cells), Junction box (53-101 mm x 32-60 mm x 15-18 mm), Cable (4 mm² Solar cable), Connector (Stäubli MC4-Evo2).



SOLAR PANEL MECHANICAL SPECIFICATION DETAIL

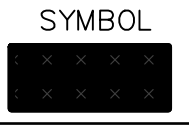
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TYPICAL RACK SECTION DETAIL

NOT TO SCALE

STANDARD AND SPECIFICATIONS FOR TEMPORARY CONSTRUCTION AREA SEEDING FOR WINTER SHUTDOWN



- CONSTRUCTION SPECIFICATIONS**
1. THE AREA MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE. LARGE DEBRIS AND ROCKS ARE USUALLY REMOVED.
 2. SEED BED MUST BE SEEDED WITHIN 24 HOURS OF DISTURBANCE OR SCARIFICATION OF THE SOIL SURFACE WILL BE NECESSARY PRIOR TO SEEDING.
 3. FERTILIZER OR LIME ARE NOT TYPICALLY USED FOR TEMPORARY SEEDINGS.
 4. LATE FALL OR EARLY WINTER, THEN SEED CERTIFIED 'ARROSTOK' WINTER RYE AT 100 LBS. PER ACRE (2.5 LBS./1000 SQ. FT.).
 5. HYDRO-SEEDING METHOD TO BE USED WHICH WILL PROVIDE UNIFORM APPLICATION OF SEED TO THE AREA AND RESULT IN RELATIVELY GOOD SOIL TO SEED CONTACT.
 6. MULCH THE AREA WITH WOOD FIBER HYDRO-MULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL.

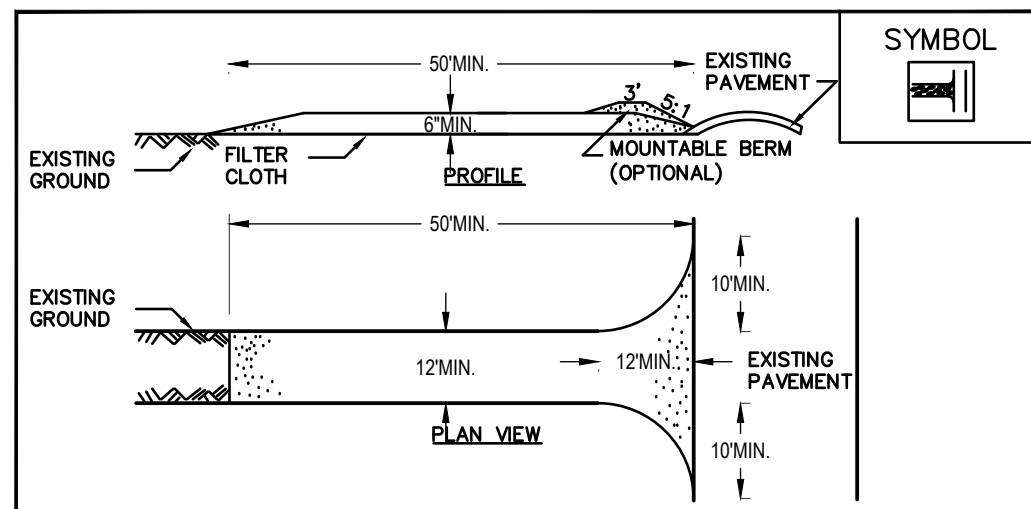
STANDARD AND SPECIFICATIONS FOR LOOSE STABILIZATION BLANKETS FOR WINTER SHUTDOWN

HYDRAULICALLY APPLIED BLANKETS
 THESE BLANKETS ARE FORMED BY MIXING DIFFERENT TYPES OF MATERIALS WITH WATER AND ARE THEN APPLIED USING STANDARD HYDROSEEDING EQUIPMENT. THESE BLANKETS SHOULD NOT BE USED IN AREAS OF CONCENTRATED FLOW SUCH AS DITCHES AND CHANNELS.
FLEXIBLE GROWTH MEDIUM (FGM) - THIS METHOD HAS THE ADDED COMPONENT OF 1/2 INCH LONG, CRIMPED MANMADE FIBERS WHICH ADD A MECHANICAL BOND TO THE CHEMICAL BOND PROVIDED BY BRNS. THIS INCREASES THE BLANKET'S RESISTANCE TO BOTH HANDCOP IMPACT AND EROSION DUE TO RUNOFF. UNLIKE BRNS, A FLEXIBLE GROWTH MEDIUM TYPICALLY DOES NOT REQUIRE A CURING TIME TO BE EFFECTIVE. PROPERLY APPLIED, AN FGM IS ALSO VERY EFFECTIVE.
 THERE IS NO NEED TO SMOOTH THE SLOPE PRIOR TO APPLICATION, IN FACT SOME ROUGHENING OF THE SURFACE (EITHER NATURAL OR MECHANICALLY INDUCED) IS PREFERABLE.
 HOWEVER, LARGE ROCKS (>9 INCHES) AND EXISTING RILLS SHOULD BE REMOVED PRIOR TO APPLICATION. MIXING AND APPLICATION RATES SHOULD FOLLOW MANUFACTURER'S RECOMMENDATIONS.

- CONSTRUCTION SPECIFICATIONS**
1. FOMS ARE TYPICALLY APPLIED IN TWO STAGES, UNLESS SPECIFICALLY RECOMMENDED TO BE APPLIED IN ONE APPLICATION BY THE MANUFACTURER. THE SEED MIXTURE AND SOIL AMENDMENTS SHOULD BE APPLIED FIRST.
 2. AFTER THE SEED MIXTURE IS APPLIED, THE HYDRAULICALLY APPLIED BLANKETS SHOULD BE SPRAYED OVER THE AREA AT THE REQUIRED APPLICATION RATE, ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

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SEEDING/STABILIZATION BLANKET SPECIFICATIONS

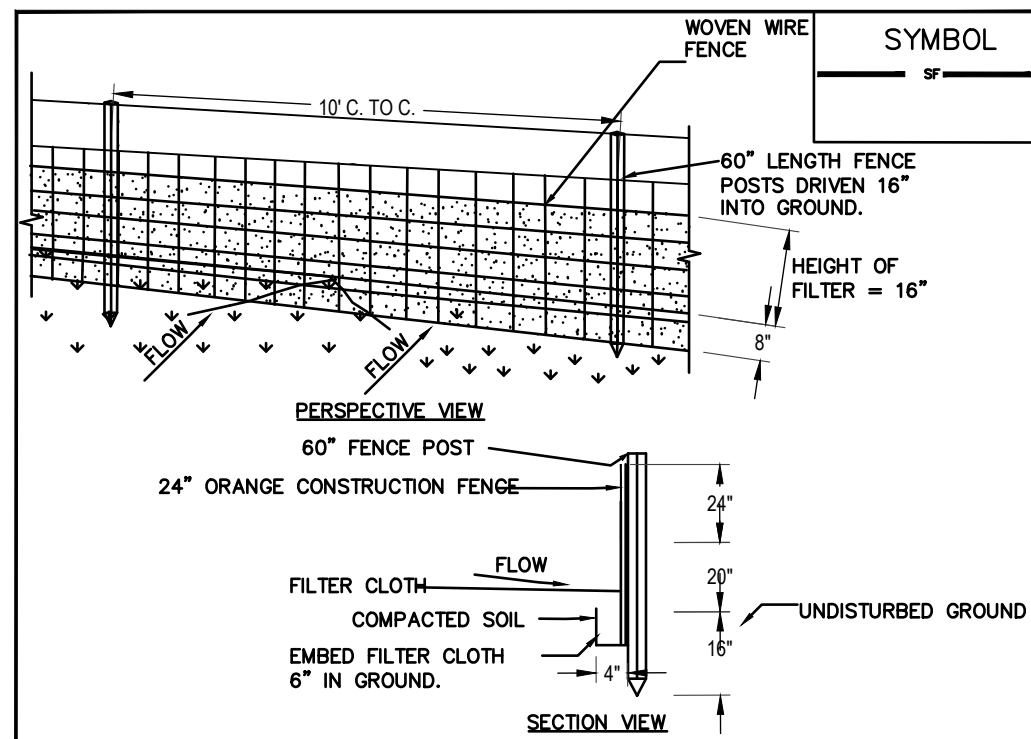


CONSTRUCTION SPECIFICATIONS

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

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STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH AND ORANGE CONSTRUCTION FENCING TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN.
3. WHEN TWO SECTIONS OF FILTER CLOTH AND ORANGE CONSTRUCTION FENCING ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILUNKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOTAF, ENVROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

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SILT FENCE

CONSTRUCTION SPECIFICATIONS

1. CLEAN AND STRIP ROADED AND PARKING AREAS OF ALL VEGETATION, ROOTS AND OTHERS OBJECTIONABLE MATERIAL.
2. LOCATE PARKING AREAS ON NATURALLY FLAT AREAS AS AVAILABLE. KEEP GRADES SUFFICIENT FOR DRAINAGE, BUT NOT MORE THAN 2 TO 3 PERCENT.
3. PROVIDE SURFACE DRAINAGE AND DIVERT EXCESS RUNOFF TO STABILIZED AREAS.
4. MAINTAIN CUT AND FILL SLOPES TO 2:1 OR FLATTER AND STABILIZED WITH VEGETATION AS SOON AS GRADING IS ACCOMPLISHED.
5. SPREAD 6-INCH COURSE OF CRUSHED STONE EVENLY OVER THE FULL WIDTH OF THE ROAD AND SMOOTH TO AVOID DEPRESSIONS.
6. PROVIDE APPROPRIATE SEDIMENT CONTROL MEASURES TO PREVENT OFFSITE SEDIMENTATION.

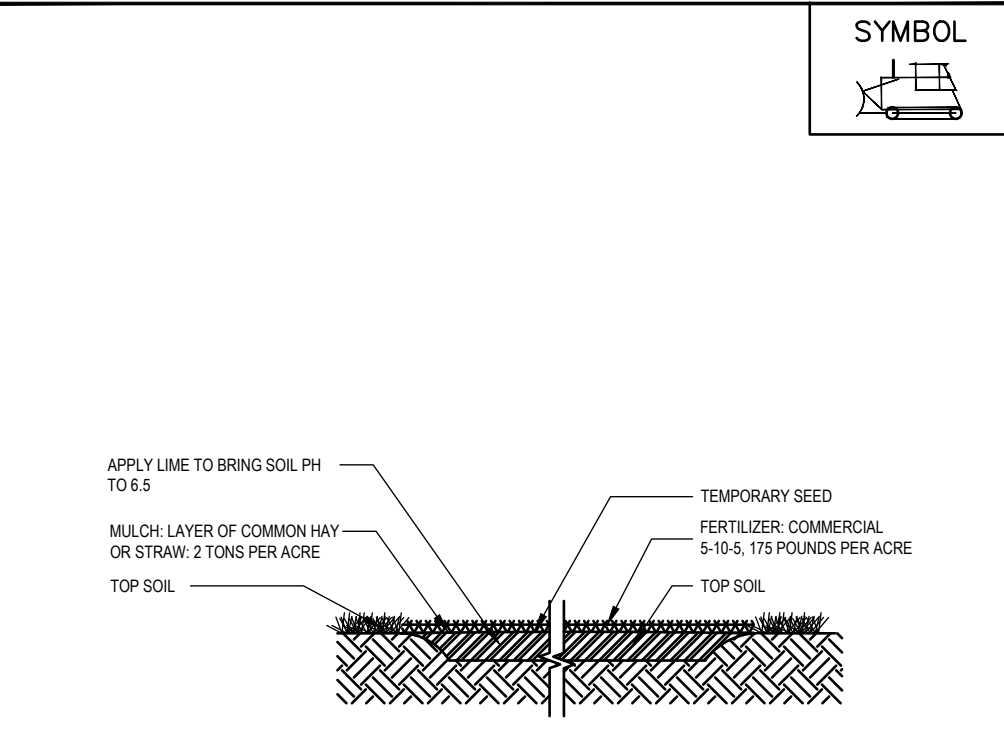
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CONSTRUCTION ROAD STABILIZATION

- CONSTRUCTION SPECIFICATIONS**
1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
 2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS.
 3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
 4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
 5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
 6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
 7. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
 8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
 9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
 10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
 11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
 12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
 13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
 14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

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LANDGRADING SPECIFICATIONS

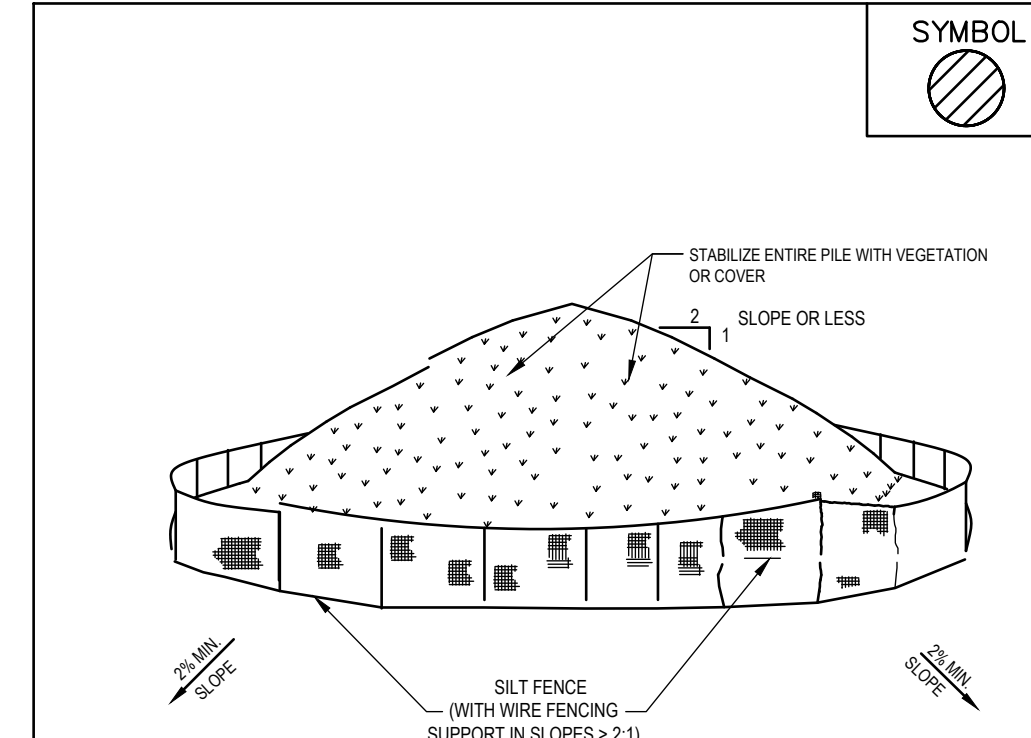


CONSTRUCTION SPECIFICATIONS

1. TOP SOIL, SEED, MULCH, AND FERTILIZER DISTURBED SOIL AREAS THAT WILL BE EXPOSED FOR 14 DAYS OR MORE.

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TEMPORARY TOPSOIL, FERTILIZER, SEED AND MULCH DETAIL



INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILT FENCE DETAIL ABOVE.
5. SILT FENCE TO BE 10' FROM TOE OF SLOPE AND 10' FROM PROPERTY LINES.

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SOIL STOCK PILE DETAIL

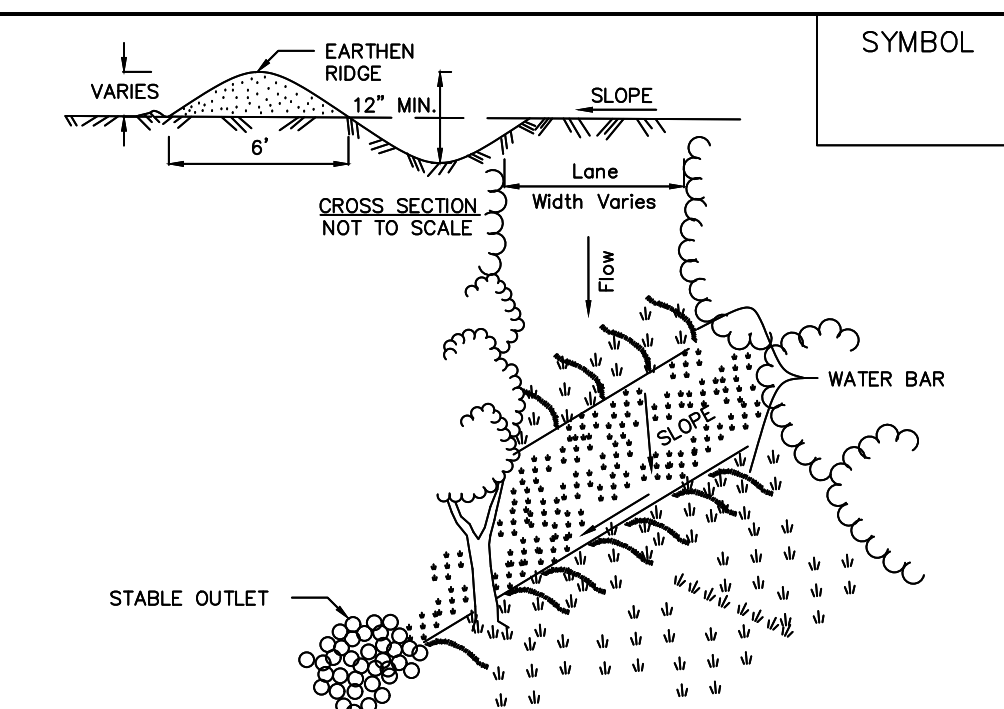
SEEDING NOTE:

1. ERNEST CONSERVATION SEEDS NORTHEAST POLLINATOR 3' MIX - ERNMX-612 TO BE SEEDED BELOW SOLAR PANELS. SEED AT 40 LB/AC WITH 30 LB/AC OF A COVER CROP. FOR A COVER CROP USE EITHER GRAIN OATS (1 JAN TO 31 JUL) OR GRAIN RYE (1 AUG TO 31 DEC).

NORTHEAST SOLAR POLLINATOR 3' MIX - ERNMX-612	
SHEEP FESCUE, VARIETY NOT STATED	94.90%
BUTTERFLY MILKWEED	2.50%
PARTRIDGE PEA, PA ECOTYPE	2.00%
SHOWY EVENING PRIMROSE	0.30%
ZIGZAG SPIDERWORT, VA ECOTYPE	0.30%

WINTER SHUTDOWN CONSTRUCTION SCHEDULE

1. POST CLEARING THE EXPOSED SOIL SHALL BE COVERED WITH MATERIAL(S) AS SET FORTH IN THE TECHNICAL STANDARD. NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TO PREVENT THE EXPOSED SOIL FROM ERODING (SEE STANDARD AND SPECIFICATIONS FOR TEMPORARY CONSTRUCTION AREA SEEDING/STABILIZATION FOR WINTER SHUT DOWN, ABOVE).
2. REGULARLY INSPECT, MAINTAIN AND RE-SEED ANY AREAS THAT ARE NOT ADEQUATELY STABILIZED UP UNTIL THE JULY 1 START DATE AND THEREAFTER, UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
3. SITE INSPECTIONS ARE TO TAKE PLACE TWICE PER MONTH WITH PHOTOS PROVIDED TO THE TOWN TO DEMONSTRATE THAT THE SITE REMAINS STABILIZED/PROTECTED UNTIL CONSTRUCTION STARTS.
4. ONCE CONSTRUCTION STARTS, INSPECTIONS SHALL CONTINUE MONTHLY, WITH PHOTOS SUBMITTED TO THE TOWN, TO ENSURE THAT THE TEMPORARY STABILIZATION MEASURES REMAIN IN PLACE IN AREAS NOT UNDER ACTIVE CONSTRUCTION.

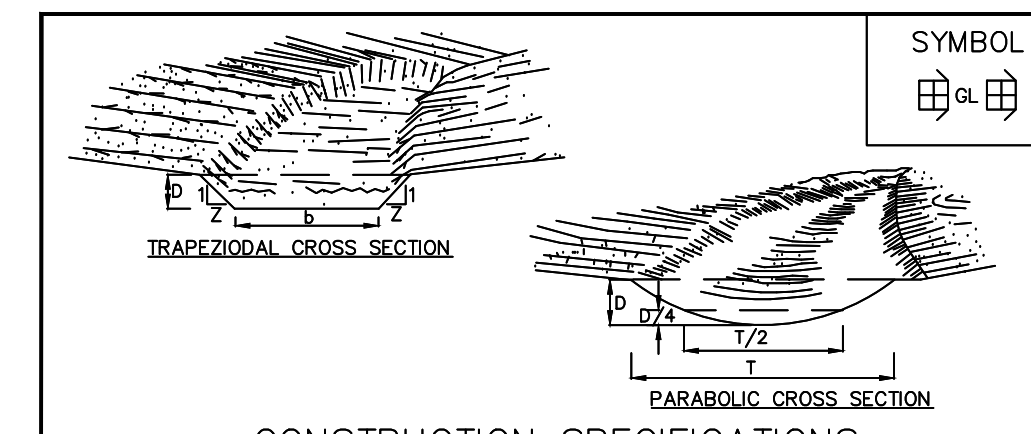


CONSTRUCTION SPECIFICATIONS

1. INSTALL THE WATER BAR AS SOON AS THE RIGHT OF WAY IS CLEARED AND GRADED.
2. DISK OR STRIP THE SOD FROM THE BASE FOR THE CONSTRUCTED RIDGE BEFORE PLACING FILL.
3. TRACK THE RIDGE TO COMPACT IT TO THE DESIGN CROSS SECTION.
4. THE OUTLET SHALL BE LOCATED ON AN UNDISTURBED AREA. FIELD SPACING WILL BE ADJUSTED TO USE THE MOST STABLE OUTLET AREAS. OUTLET PROTECTION WILL BE PROVIDED WHEN NATURAL AREAS ARE NOT ADEQUATE.
5. VEHICLE CROSSING SHALL BE STABILIZED WITH GRAVEL. EXPOSED AREAS SHALL BE SEEDED AND MULCHED WITHIN 2 DAYS.
6. PERIODICALLY INSPECT WATER BARS FOR EROSION DAMAGE AND SEDIMENT. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE OPERATION.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

WATER BARS



CONSTRUCTION SPECIFICATIONS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
 - A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY WATERWAYS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE WATERWAY DURING THE ESTABLISHMENT OF THE VEGETATION.
 - B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER SEC., THE WATERWAY SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY SUE OR EXCELSIOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.
 - C. STRUCTURAL - VEGETATIVE PROTECTION SUBSURFACE DRAIN FOR BASE FLOW SHALL BE CONSTRUCTED AS SHOWN ON THE STANDARD DRAWING AND AS SPECIFIED IN THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

GRASSED WATERWAY

SOLAR ARRAY
 COMPANY, LLC
 24HR EMERGENCY CONTACT
 NAME, PHONE, ADDRESS

DANGER
 HIGH VOLTAGE.
 KEEP OUT

SIGNAGE DETAIL
 NOT TO SCALE

- SIGNAGE NOTE:**
1. SIGNAGE SHALL BE DEPICTED WITH AN AREA NO MORE THAN 8 SQUARE FEET AND MUST HAVE A YELLOW BACKGROUND WITH BLACK LETTERS AND BE LOCATED NEAR PAD MOUNTED TRANSFORMERS/SUBSTATION, ON THE GATE OF THE PERIMETER FENCE, AND ALONG THE PERIMETER FENCE.

PWGC
 CLIENT DRIVEN SOLUTIONS
 P.W. GROSSER CONSULTING INC.

630 Johnson Avenue - Suite 7
 Bohemia - NY - 11716-2618
 Phone: (631) 589-6353 - Fax: (631) 589-8705
 E-mail: INFO@PWGROSSER.COM

CONSULTANTS

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FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

Number	Revision/Description	Date
7	WETLANDS UPDATE	11/11/2024
6	ACCESS ROAD UPDATE	11/01/2024
4	ACCESS ROAD UPDATE	08/12/2024
3	CLIENT REVIEW	07/29/2024
2	WETLANDS UPDATE	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By: _____ Date Submitted: _____
 Drawn By: **HLW/RPV** Date Created: **03/28/2024**
 Approved By: **MTS** Scale: **AS NOTED**

Client:
NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN

Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

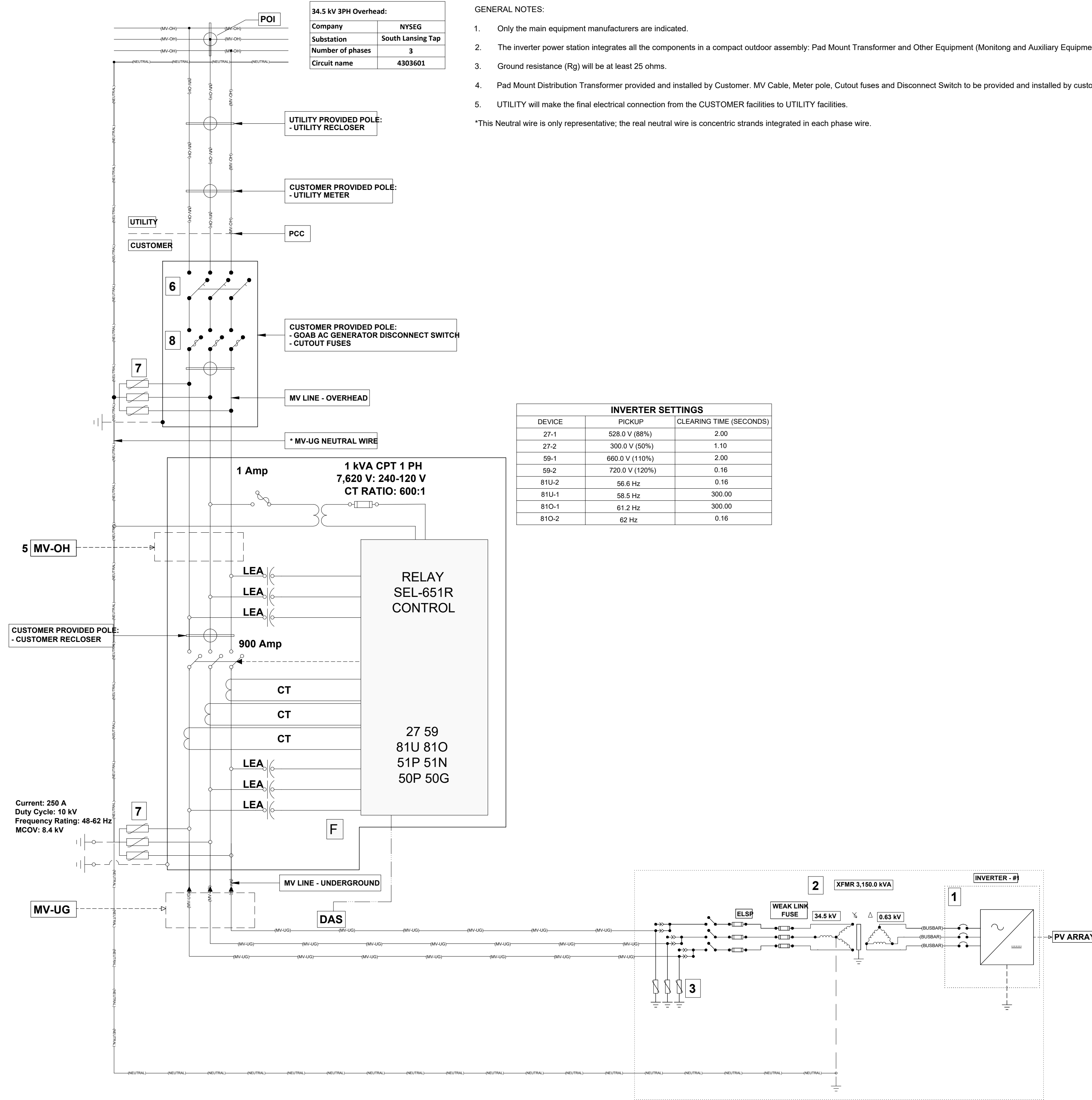
County Tax Map Number: **44-1-1.2 & 44-1-3.3** Conted Number: _____
 Regulatory Reference Number: _____
 File of Drawing: _____

EROSION AND SED. CONTROL DETAILS

C-601

Sheet **20** of **21**
 PWGC Project Number: **DRS2404**

Unauthorized alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law.



ELECTRICAL THREE LINE DIAGRAM
NOT TO SCALE

VOLTAGE LINE (kV)	34.50
UTILITY	NYSEG
SUBSTATION	South Lansing Tap
NUMBER OF PHASES	3
CIRCUIT NAME	4303601
AC SYSTEM SIZE (MW)	3.00
POWER FACTOR	1.00
OUTPUT CURRENT (A)	50.20
AC SYSTEM SIZE (MVA)	3.00
1	
MANUFACTURER	Singrow
MODEL	SG3150UD-MV
QUANTITY	1
MAX PV INPUT VOLTAGE (V)	1,500
AC POWER (kVA)	3,150
AC OUTPUT POWER (kW) (LIMITED)	3,000
AC OUTPUT VOLTAGE (V)	630
AC OUTPUT CURRENT (A)	2,886.75
UL 1741 AND IEEE 1547	YES
2	
MANUFACTURER	EATON
QUANTITY	1
POWER (kVA)	3,150
HV BIL (kV)	150
LV BIL (kV)	30
NOMINAL HIGH VOLTAGE (kV)	34.50
NOMINAL LOW VOLTAGE (V)	630
IMPEDANCE (%)	5.75
X/R Ratio	>=5
PRIMARY WINDING	WYE
SECONDARY WINDING	DELTA
3	
MANUFACTURER	EATON
MCOV RATING (kV)	22.00
DUTY CYCLE (kV)	27.00
4	
SIZE	2/D AWG
NORMAL TEMP RATING (°C)	105
JACKET	XLPE
CONCENTRIC NEUTRAL	100%
INSULATION LEVEL (%)	100
VOLTAGE RATING (kV)	35
LENGTH (ft)	2,590.15
5	
TYPE	ACSR
SIZE	1/D AWG
LENGTH (ft)	198.38
6	
MANUFACTURER	EATON
RATING (A)	600
VOLTAGE (kV)	15.5
BIL (kV)	200
7	
MANUFACTURER	EATON
QUANTITY	3
MCOV (kV)	22.00
ARRESTER RATING (kV)	27.00
8	
MANUFACTURER	S&C
RATING (kV)	35
RATING (A)	175
BIL (kV)	200
QUANTITY	3



630 Johnson Avenue, Suite 7
Bohemia, NY 11716-2618
Phone: (631) 589-6353 Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

Number	Revision Description	Revision Date
7		
6	WETLANDS UPDATE	11/11/2024
5	ACCESS ROAD UPDATE	11/01/2024
4	ACCESS ROAD UPDATE	08/12/2024
3	CLIENT REVIEW	07/29/2024
2	WETLANDS UPDATE	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By	Date Submitted
Drawn By	Date Created
Approved By	Scale
MTS	AS NOTED

Client:
NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
NORTH TRIPHAMMER ROAD SOLAR FARM CONCEPTUAL SITE PLAN

Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: 44-1-12 & 44-1-3-3
Regulatory Reference Number: ---

Title of Drawing: ---

ELECTRICAL THREE LINE DIAGRAM

Drawing Number: **C-602**

Sheet: **21** of **21**

PRQC Project Number: **DRS2404**

Unauthorized alteration or addition to the drawings and related documents is a violation of Section 2209 of the New York State Education Law.

NY Lansing I, LLC
NY Lansing II, LLC
33 Lower Main Street / PO Box 384
Callicoon, NY 12723

January 7, 2025

Town of Lansing Building Department
29 Auburn Road
Lansing, New York 14882

Attn: John Zepko
Director of Planning and Code Enforcement

Re: North Triphammer Road,
North Parcel Project #1 – Solar Energy Facility
South Parcel Project #2 - Solar Energy Facility

Dear Mr. Zepko,

Please accept this letter as a response to Town Code section 235-6(B)(b) regarding the Subdivision proposed.

There is an existing municipal water line that can be accessed by this property in the event there is need for water services. Additional testing would need to be performed for private sewer on the proposed lots. At this time water and sewer services are not required or needed for the Solar Energy Facility use through the life of the facility.

There are existing utility lines that can be accessed from these properties. Those connections will be used as a point of interconnection for the solar field to access the NYSEG utility grid.

There will be a shared driveway from North Triphammer Road to access the two lots. There will be construction traffic on this shared driveway for approximately 6-8 months. After construction there will be very minimal use of the road for maintenance throughout the life of the facility. The traffic flow will be less than a residential use.

The existing lots needed to be adjusted in order to allow for the individual solar fields to be on their respective lots. The survey provided has been delineated to show the areas of each existing lot that will need to be adjusted to form the two new lots.

Parcel 3 and 4 shown on the survey will be the new parcel for Project #1.
Parcel 1 and 2 will be the new parcel for Project #2.
Project #1 will have an access easement over Parcel 2 to gain access to N. Triphammer Road.
The two new lots meet the zoning requirements for the Town of Lansing.

Respectfully Submitted,

Mollie Messenger
Mollie Messenger

Encs.
Rich Winter, Chief Executive Officer
Charles Malcomb, Hodgson Russ

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: NY Lansing I, LLC
Mailing address: PO Box 384
Callicoon, NY 12723

B. Description of the proposed project: Proposal to build a 5 MW AC Community Solar Field
The solar site will be approximately 23 acres enclosed by an 8 foot high deer fence. The site will
contain

1 inverter and will have one access road to the site.

C. Project site address: Adjacent to 2671 North Triphammer Road Town: Lansing

E. The project is located on property: 44.-1-1.2 and 44-1-3.3
D. Project site tax map number: _____

- within an Agricultural District containing a farm operation, or
- with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: approx. 23 acres

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet approx. 14 Acres
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
Robert Stull 2622 N. Triphammer Road SBL 42-1-45.2

Ryan Harrington 2645 N. Triphammer Road 44-1-27

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Melvin Messing
Name and Title of Person Completing Form

Project Manager

4/24/24
Date



AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: NY Lansing II, LLC
Mailing address: PO Box 384
Callicoon, NY 12723

B. Description of the proposed project: Proposal to build a 3 MW AC Community Solar Field
The solar site will be approximately 15 acres enclosed by an 8 foot high deer fence. The site will contain
1 inverter and will have one access road to the site.

C. Project site address: Adjacent to 2671 North Triphammer Road Town: Lansing

D. Project site tax map number: 44.-1-3.3

E. The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: approx. 15 acres

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres approx. 14 Acres or square feet
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

Robert Stull 2622 N. Triphammer Road SBL 42-1-45.2

Ryan Harrington 2645 N. Triphammer Road 44-1-27

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

~~~~~

### FARM NOTE

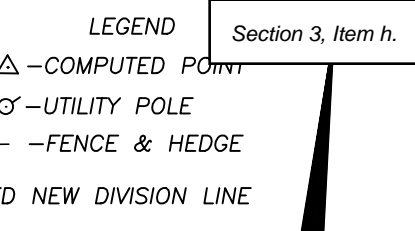
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

~~~~~

Melissa Morrison
Name and Title of Person Completing Form
Project Manager

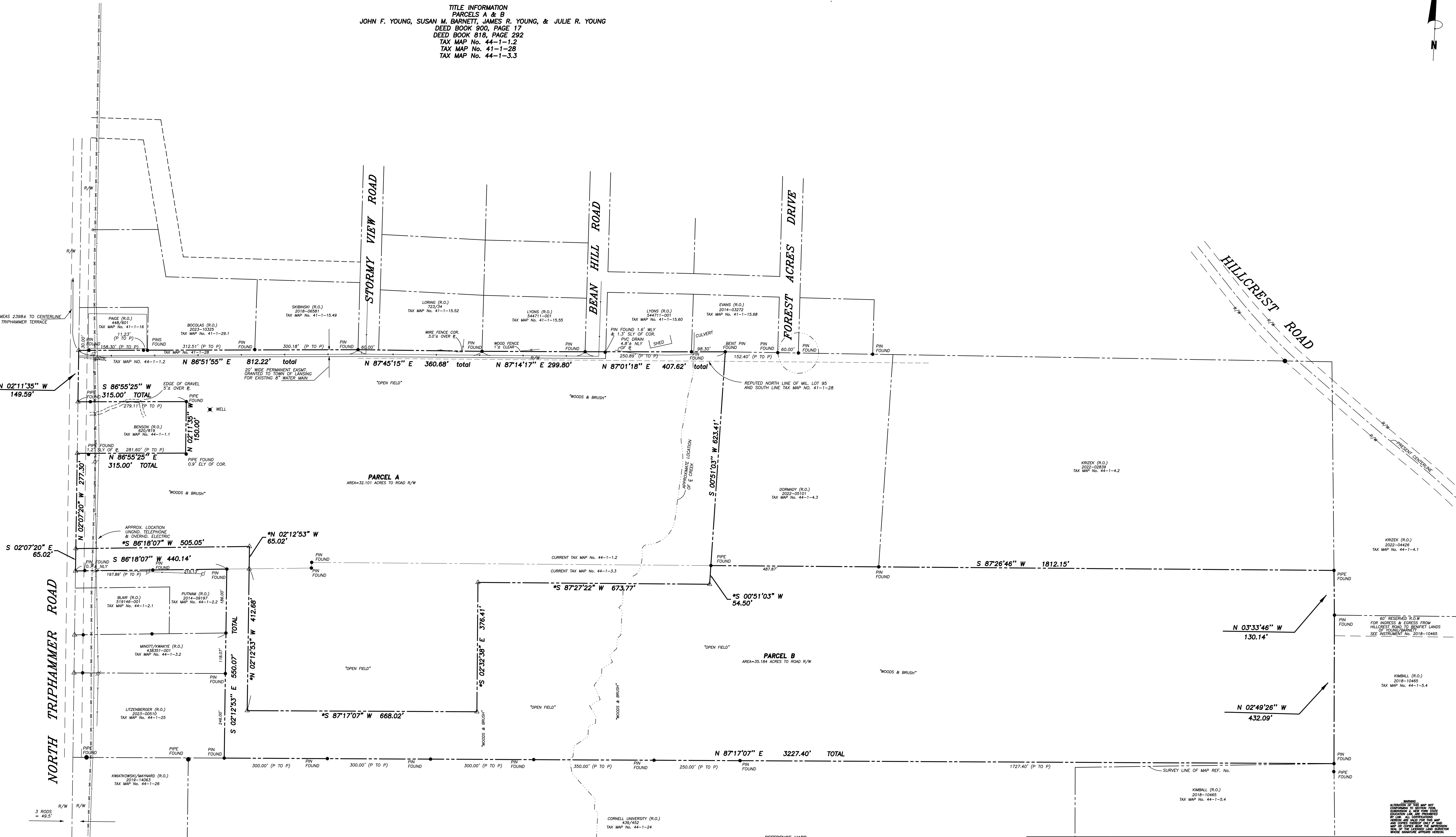
4/24/24
Date



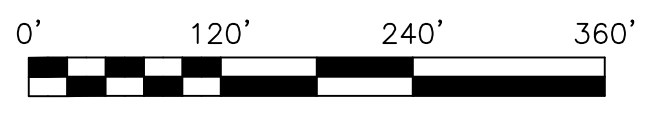


NOTES: 1.) HORIZONTAL DATUM OF MAPPING IS PER MAP REF. No. 1. 2.) UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS, FIELD LOCATIONS OF ABOVE GROUND STRUCTURES AND ANY MARKINGS PROVIDED BY THE UTILITY AUTHORITY. THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES AND/OR STRUCTURES, THE LOCATION AND EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATIONS, SIZES AND MATERIALS OF UNDERGROUND UTILITIES ARE BASED ON BEST AVAILABLE EVIDENCE AS NOTED ABOVE. VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.

TITLE INFORMATION
PARCELS A & B
JOHN F. YOUNG, SUSAN M. BARNETT, JAMES R. YOUNG, & JULIE R. YOUNG
DEED BOOK 300, PAGE 17
DEED BOOK 818, PAGE 292
TAX MAP No. 44-1-1.2
TAX MAP No. 41-1-28
TAX MAP No. 44-1-3.3



CERTIFICATION
I hereby certify to
that I am a licensed land surveyor, New York State License
No.050096, and that this map correctly delineates an
actual survey on the ground made by me or under my direct
and that I found no visible encroachments either
way across property lines except as shown hereon.



REFERENCE MAPS:
1.) SURVEY MAP SHOWING LANDS OF PO LIMITED PARTNERSHIP AND YOUNG, ET.AL. No.
2665-No. 2677 NORTH TRIPHAMMER ROAD... DATED 2/13/2001 BY T.G. MILLER P.C.

T.G. MILLER, P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
WWW.TGMILLERPC.COM
607-272-6477

TITLE: LOT LINE ADJUSTMENT
SHOWING LANDS OF
**JOHN F. YOUNG, SUSAN M. BARNETT,
JAMES R. YOUNG, & JULIE R. YOUNG**
LOCATED ON NORTH TRIPHAMMER ROAD
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

REVISED

DATE: 4/4/2024
SCALE: 1"=120'
S24245

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

Section 3, Item h.

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: NY Lansing II, LLC - Proposed Commercial Solar Facility		
Project Location (describe, and attach a general location map): North Triphammer Road (County Route 122), Town of Lansing, Tompkins County, NY (Tax Map Nos. 44.-1-1.2 and 44.-1-3.3)		
Brief Description of Proposed Action (include purpose or need): The proposed action includes the development of an approximate 3-megawatt of alternating current (MW AC) ground-mounted solar facility on two (2) tax parcels totaling 66.83± acres located on the east side of North Triphammer Road (County Route 122) (hereinafter the "subject property"). The owner would lease approximately 14.84 acres of the subject property to the applicant (i.e., NY Lansing II, LLC). The area of disturbance for the proposed project would be 16.76± acres. The solar facility would be situated along the southern portion of the southern tax parcel (44.-1-3.3). The proposed action would include the installation of solar modules with a maximum height of 15 feet, an eight (8)-foot-high deer fence around the proposed solar facility, one (1) concrete equipment pad to house electrical equipment (i.e., one [1] inverter and two [2] transformers) and electric utility lines to connect the solar panels to the existing distribution power line along the west side of the subject property. The proposed action would also include the construction of a gravel access road on the northern tax parcel (44.-1-1.2) from North Triphammer Road (County Route 122). It is noted that the project area would be seeded with a northeast solar pollinator mix. All solar power generated by the proposed action would be sold as Community Distributed Generation. This program allows subscribed participants to share the benefits of clean energy production. According to the applicant, a mix of residential and commercial customers, specifically New York State Electric and Gas (NYSEG) customers, would be able to receive a share of the solar power.		
Name of Applicant/Sponsor: NY Lansing I, LLC attn: Mollie Messenger	Telephone: 646-998-6495	
	E-Mail: mollie.messenger@delawareriversolar.com	
Address: P.O. Box 384		
City/PO: Callicoon	State: NY	Zip Code: 12783
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Jessie Young	Telephone: 607-533-0346	
	E-Mail: jessie@youngbros.com	
Address: 3105 North Triphammer Road Suite 1		
City/PO: Lansing	State: NY	Zip Code: 14882

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Planning Board - Site Plan Approval and Decommissioning Plan Approval	TBD
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Zoning Board of Appeals - Use Variance	April 2024
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Code Enforcement Officer - Building Permit	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tompkins County Department of Planning and Sustainability - GML §239m Referral Tompkins County Highway Department - Highway Work Permit	TBD
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 - SPDES General Permit for Construction Activity NYSERDA - Partial Funding (NY-Sun Incentive Program)	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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

Section 3, Item h.

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?

The subject property is located within the Residential - Moderate Density (R2) Zoning 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? Ithaca City School District

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

Tompkins County Sheriff's Department

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

Lansing Fire Department provides both fire protection and emergency medical services.

d. What parks serve the project site?

N/A - the proposed use includes a commercial solar facility.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial solar energy facility

b. a. Total acreage of the site of the proposed action? 66.83± acres

b. Total acreage to be physically disturbed? 16.76± acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 66.83± acres (The property owner would lease 14.84± acres of the subject property to the applicant.)

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

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

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

If Yes,

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

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

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

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

i. If No, anticipated period of construction: 5 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

If Yes, show numbers of units proposed.

Yes No
Section 3, Item h.

One Family Two Family Three Family Multiple Family (four or more)

Initial Phase _____
At completion _____
of all phases _____

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

If Yes,

- i. Total number of structures 6,048± solar modules
- ii. Dimensions (in feet) of largest proposed structure: 15± feet height; 3.5± feet width; and 7.9± feet length
- iii. Approximate extent of building space to be heated or cooled: _____ 0 square feet

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

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____
- iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
- v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

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

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
- iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____
- v. What is the total area to be dredged or excavated? _____ acres
- vi. What is the maximum area to be worked at any one time? _____ acres
- vii. What would be the maximum depth of excavation or dredging? _____ feet
- viii. Will the excavation require blasting? Yes No
- ix. Summarize site reclamation goals and plan: _____

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

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): The unregulated wetland areas located on the southern portions of the subject property would be disturbed as part of the proposed action.

- Do existing sewer lines serve the project site?
- Will a line extension within an existing district be necessary to serve the project?

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

_____ Square feet or 0.01± acres (impervious surface)

_____ Square feet or 66.83± acres (parcel size)

ii. Describe types of new point sources. Solar panels, concrete equipment pad, footings and gravel access road

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)?

The proposed design would include waters bars and five (5) rain gardens. Stormwater runoff would flow towards the rain gardens to the south of the solar facility, and to the surrounding on-site wetland areas which is where stormwater runoff currently flows.

- If to surface waters, identify receiving water bodies or wetlands: _____
Stormwater runoff would flow towards the rain gardens to the south of the solar facility, and to the surrounding on-site wetland areas which is where stormwater runoff currently flows.

• Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?

Yes No
Section 3, Item h.

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 1/2 mile of the proposed site? Yes No

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

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

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: _____ 8:00am-6:00pm
- Saturday: _____ 8:00am-6:00pm
- Sunday: _____ N/A
- Holidays: _____ N/A

ii. During Operations:

- Monday - Friday: _____ 24/7*
- Saturday: _____ 24/7*
- Sunday: _____ 24/7*
- Holidays: _____ 24/7*

*The site would not be occupied 24/7. It would be remotely monitored and inspections would occur as needed to ensure a properly maintained site.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?

Yes No
Section 3, Item h.

If yes:

i. Provide details including sources, time of day and duration:

Temporary noise during construction would be expected. Construction would occur during non-sensitive hours (i.e., 8:00am-6:00pm Monday through Saturday with no construction on Sundays or holidays).

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

Describe: The project area would result in the clearing of 7.21± acres of woodland for the proposed solar facility. However, upon implementation of the proposed action, 20.41± acres of woodland would remain.

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: _____ 0.1 tons per _____ month (unit of time)

• Operation : _____ 0 tons per _____ (unit of time)

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

• Construction: According to the applicant, waste would consist of office waste and cardboard items from deliveries, which would be recycled to the maximum extent practicable.

• Operation: N/A

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

• Construction: A refuse container would be placed on-site during construction and would be emptied by a licensed hauler as needed.

• Operation: N/A

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

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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): Institutional (NYS Department of Transportation Sub-Residency Facility)

ii. If mix of uses, generally describe:

The subject property is currently agricultural land with forested areas. The surrounding area includes residential, commercial and institutional land uses, as well as forested areas.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.01±	+0.01
• Forested	27.62±	20.41±	-7.21
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	25.50±	16.90±	-8.60
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	13.71±	12.76±	-0.95
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Landscaping/seeded areas (inclusive of rain gardens) and gravel access road*	0	16.75±	+16.75

*Upon implementation of the proposed action, 1.84± acres of gravel would be installed for the proposed access road.

c. Is the project site presently used by members of the community for public recreation?

Yes No

i. If Yes: explain: _____

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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? _____ 3± feet below grade surface (bgs)

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:

Langford channery silt loam, 2-8% slopes (LaB)	26 %
Tuller channery silt loam, 0-6% slopes (TeA)	24 %
Lordstown channery silt loam, 5-15% slopes (LnC)	21 %

d. What is the average depth to the water table on the project site? Average: _____ 20± feet bgs*

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	34 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	26 % of site
<input checked="" type="checkbox"/> Poorly Drained	40 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	84 % of site
<input checked="" type="checkbox"/> 10-15%:	16 % of site
<input type="checkbox"/> 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 _____	Approximate Size *See below _____
• 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: _____

*There are areas on the eastern portion of the subject property with perched water at approximately 2 feet bgs and 6 feet bgs.
 *The EAF Mapper indicates the presence of federal waterbodies on or adjoining the subject property. Review of the U.S. Fish and Wildlife Services National Wetlands Inventory (NWI) Mapper indicates that a 13.14-acre Freshwater Forested/Shrub Wetland habitat classified as PFO1/4E is located on the southeastern portion of the southern tax parcel (44.-1-3.3) and adjoining area. It is noted that review of the NYSDEC Environmental Resource Mapper indicates that there are no state-regulated freshwater wetlands or streams located on or adjacent to the subject property.

<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;">Rabbits</td> <td style="width: 33%; border-bottom: 1px solid black;">White-tailed deer</td> <td style="width: 33%;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Grey squirrels</td> <td style="border-bottom: 1px solid black;">Field rodents</td> <td></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Raccoons</td> <td></td> <td></td> </tr> </table>	Rabbits	White-tailed deer		Grey squirrels	Field rodents		Raccoons			<div style="border: 1px solid black; padding: 2px; display: inline-block;">Section 3, Item h.</div>
Rabbits	White-tailed deer									
Grey squirrels	Field rodents									
Raccoons										
<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>										
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <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>_____</p>										
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: <u>According to the applicant, there may be areas on or near the subject property that are occasionally used for hunting. Upon implementation of the proposed action, hunting could still occur on or near the subject property; however, no future hunting would occur on the solar project site.</u></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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</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? <u>The subject property contains 17.5± acres of Soil Group 3; however, only 2.21± acres would be disturbed as part of the proposed action.</u></p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): <u>United State Department of Agriculture Web Soil Survey and NYSERDA 2022 Soils Data</u></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>_____</p> <p>_____</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 Commission Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:
 i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District
 ii. Name: _____
 iii. Brief description of attributes on which listing is based: _____

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

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

If Yes:
 i. Describe possible resource(s): _____
 ii. Basis for identification: _____

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

If Yes:
 i. Identify resource: Lansing Town Park; Sunset Park; Stewart Park; Allen H. Treman State Marine Park; Cornell Botanical Gardens; Thompson Park; Conway Park; Strawberry Fields Park
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Town Park; Town Park; Town Park; State Park; Botanical Gardens; Village Park; Village Park; Village Park
 iii. Distance between project and resource: varying distances within 5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:
 i. Identify the name of the river and its designation: _____
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name NY Lansing II, LLC
Attn: P.W. Grosser Consulting, Inc. as Environmental Consultant Date 4/5/2024

Signature  Title Sr. Environmental Planner/Project Manager
 Katelyn Kaim, AICP



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No

E.2.n. [Natural Communities]	No	
E.2.o. [Endangered or Threatened Species]	No	Section 3, Item h.
E.2.p. [Rare Plants or Animals]	No	
E.3.a. [Agricultural District]	No	
E.3.c. [National Natural Landmark]	No	
E.3.d [Critical Environmental Area]	No	
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.	
E.3.f. [Archeological Sites]	No	
E.3.i. [Designated River Corridor]	No	



Site Location Map
NY Lansing II, LLC
North Triphammer Road
Town of Lansing, Tompkins County, NY

Subject Property
 Proposed Project Area (approximate)
--- Proposed Access Road
All boundaries are approximate
Source: Google Earth, 2024

Full Environmental Assessment Form
Part 1 - Project and Setting

Section 3, Item h.

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: NY Lansing I, LLC - Proposed Commercial Solar Facility		
Project Location (describe, and attach a general location map): North Triphammer Road (County Route 122), Town of Lansing, Tompkins County, NY (Tax Map Nos. 44.-1-1.2 and 44.-1-3.3)		
Brief Description of Proposed Action (include purpose or need): The proposed action includes the development of an approximate 5-megawatt of alternating current (MW AC) ground-mounted solar facility on two (2) tax parcels totaling 66.83± acres located on the east side of North Triphammer Road (County Route 122) (hereinafter the "subject property"). The owner would lease approximately 19.60 acres of the subject property to the applicant (i.e., NY Lansing I, LLC). The area of disturbance for the proposed project would be 22.68± acres. The solar facility would be situated on the central portion of the northern tax parcel (44.-1-1.2) and the western portion of the southern tax parcel (44.-1-3.3). The proposed action would include the installation of solar modules with a maximum height of 15 feet, an eight (8)-foot-high deer fence around the proposed solar facility, two (2) concrete equipment pads to house electrical equipment (i.e., two [2] inverters and two [2] transformers) and electric utility lines to connect the solar panels to the existing distribution power line along the west side of the subject property. The proposed action would also include the construction of a gravel access road from North Triphammer Road (County Route 122). It is noted that the project area would be seeded with a northeast solar pollinator mix. All solar power generated by the proposed action would be sold as Community Distributed Generation. This program allows subscribed participants to share the benefits of clean energy production. According to the applicant, a mix of residential and commercial customers, specifically New York State Electric and Gas (NYSEG) customers, would be able to receive a share of the solar power.		
Name of Applicant/Sponsor: NY Lansing I, LLC attn: Mollie Messenger	Telephone: 646-998-6495	E-Mail: mollie.messenger@delawareriversolar.com
Address: P.O. Box 384		
City/PO: Callicoon	State: NY	Zip Code: 12783
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Jessie Young	Telephone: 607-533-0346	E-Mail: jesse@youngbros.com
Address: 3105 North Triphammer Road, Suite 1		
City/PO: Lansing	State: NY	Zip Code: 14882

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Planning Board - Site Plan Approval and Decommissioning Plan Approval	TBD
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Zoning Board of Appeals - Use Variance	April 2024
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lansing Code Enforcement Officer - Building Permit	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tompkins County Department of Planning and Sustainability - GML \$239m Referral Tompkins County Highway Department - Highway Work Permit	TBD
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 - SPDES General Permit for Construction Activity NYSERDA - Partial Funding (NY-Sun Incentive Program)	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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

Section 3, Item h.

- 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?
 The subject property is located within the Residential - Moderate Density (R2) Zoning 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? Ithaca City School District
- b. What police or other public protection forces serve the project site?
Tompkins County Sheriff's Department
- c. Which fire protection and emergency medical services serve the project site?
Lansing Fire Department provides both fire protection and emergency medical services.
- d. What parks serve the project site?
N/A - the proposed use includes a commercial solar facility.

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial solar energy facility
- b. a. Total acreage of the site of the proposed action? _____ 66.83± acres
 b. Total acreage to be physically disturbed? _____ 22.68± acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 66.83± acres (The property owner would lease 19.60± acres of the subject property to the applicant.)
- c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____
- e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 5 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

If Yes, show numbers of units proposed.

Yes No
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One Family Two Family Three Family Multiple Family (four or more)

Initial Phase _____
At completion _____
of all phases _____

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

If Yes,

- i. Total number of structures 10,080± solar modules
- ii. Dimensions (in feet) of largest proposed structure: 15± feet height; 3.5± feet width; and 7.9± feet length
- iii. Approximate extent of building space to be heated or cooled: _____ 0 square feet

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

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____

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

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

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

D.2. Project Operations

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

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

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

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): The unregulated wetland areas located on the western and central portions of the subject property would be disturbed as part of the proposed action.

- Do existing sewer lines serve the project site?
- Will a line extension within an existing district be necessary to serve the project?

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

_____ Square feet or 0.02± acres (impervious surface)

_____ Square feet or 66.83± acres (parcel size)

ii. Describe types of new point sources. Solar panels, concrete equipment pad, footings and gravel access road

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)?

The proposed design would include two (2) rain gardens and water bars. Stormwater runoff would flow towards the rain gardens in the southern portion of the project area, and to the surrounding on-site wetland areas which is where stormwater currently flows.

- If to surface waters, identify receiving water bodies or wetlands: _____
Stormwater runoff would flow towards the rain gardens in the southern portion of the project area, and to the surrounding on-site wetland areas which is where stormwater currently flows.

• Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?

Yes No
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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 1/2 mile of the proposed site? Yes No

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

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

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: _____ 8:00am-6:00pm
- Saturday: _____ 8:00am-6:00pm
- Sunday: _____ N/A
- Holidays: _____ N/A

ii. During Operations:

- Monday - Friday: _____ 24/7*
- Saturday: _____ 24/7*
- Sunday: _____ 24/7*
- Holidays: _____ 24/7*

*The site would not be occupied 24/7. It would be remotely monitored and inspections would occur as needed to ensure a properly maintained site.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?

Yes No
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If yes:

i. Provide details including sources, time of day and duration:

Temporary noise during construction would be expected. Construction would occur during non-sensitive hours (i.e., 8:00am-6:00pm Monday through Saturday with no construction on Sundays or holidays).

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

Describe: The project area would result in the clearing of 6.47± acres of woodland for the proposed solar facility. However, upon implementation of the proposed action, 21.15± acres of woodland would remain.

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: 0.1 tons per month (unit of time)

• Operation : 0 tons per (unit of time)

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

• Construction: According to the applicant, waste would consist of office waste and cardboard items from deliveries, which would be recycled to the maximum extent practicable.

• Operation: N/A

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

• Construction: A refuse container would be placed on-site during construction and would be emptied by a licensed hauler as needed.

• Operation: N/A

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

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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): Institutional (NYS Department of Transportation Sub-Residency Facility)

ii. If mix of uses, generally describe:

The subject property is currently agricultural land with forested areas. The surrounding area includes residential, commercial and institutional land uses, as well as forested areas.

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.02±	+0.02
• Forested	27.62±	21.15±	-6.47
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	25.50±	12.60±	-12.90
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	13.71±	10.40±	-3.31
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Landscaping/seeded areas (inclusive of rain gardens) and gravel access road*	0	22.66±	+22.66

*Upon implementation of the proposed action, 0.49± acre of gravel would be installed for the proposed access road.

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): _____

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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? _____ 3± feet below grade surface (bgs)

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:

Langford channery silt loam, 2-8% slopes (LaB)	26 %
Tuller channery silt loam, 0-6% slopes (TeA)	24 %
Lordstown channery silt loam, 5-15% slopes (LnC)	21 %

d. What is the average depth to the water table on the project site? Average: _____ 20± feet bgs*

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	34 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	26 % of site
<input checked="" type="checkbox"/> Poorly Drained	40 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	84 % of site
<input checked="" type="checkbox"/> 10-15%:	16 % of site
<input type="checkbox"/> 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 _____ Approximate Size *See below _____
- 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: _____

*There are areas on the eastern portion of the subject property with perched water at approximately 2 feet bgs and 6 feet bgs.
 *The EAF Mapper indicates the presence of federal waterbodies on or adjoining the subject property. Review of the U.S. Fish and Wildlife Services National Wetlands Inventory (NWI) Mapper indicates that a 13.14-acre Freshwater Forested/Shrub Wetland habitat classified as PFO1/4E is located on the southeastern portion of the southern tax parcel (44.-1-3.3) and adjoining area. It is noted that review of the NYSDEC Environmental Resource Mapper indicates that there are no state-regulated freshwater wetlands or streams located on or adjacent to the subject property.

m. Identify the predominant wildlife species that occupy or use the project site:

- Rabbits _____ White-tailed deer _____
- Grey squirrels _____ Field rodents _____
- Raccoons _____

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: According to the applicant, there may be areas on or near the subject property that are occasionally used for hunting. Upon implementation of the proposed action, hunting could still occur on or near the subject property; however, no future hunting would occur on the solar project site.

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? The subject property contains 17.5± acres of Soil Group 3; however, only 11.46± acres would be disturbed as part of the proposed action.

ii. Source(s) of soil rating(s): United State Department of Agriculture Web Soil Survey and NYSERDA 2022 Soils Data

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commission Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

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

ii. Name: _____

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

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Lansing Town Park; Sunset Park; Stewart Park; Allen H. Treman State Marine Park; Cornell Botanical Gardens; Thompson Park; Conway Park; Strawberry Fields Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Town Park; Town Park; Town Park; State Park; Botanical Gardens; Village Park; Village Park; Village Park

iii. Distance between project and resource: varying distances within 5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name NY Lansing I, LLC
Attn: P.W. Grosser Consulting, Inc. as Environmental Consultant Date 4/5/2024

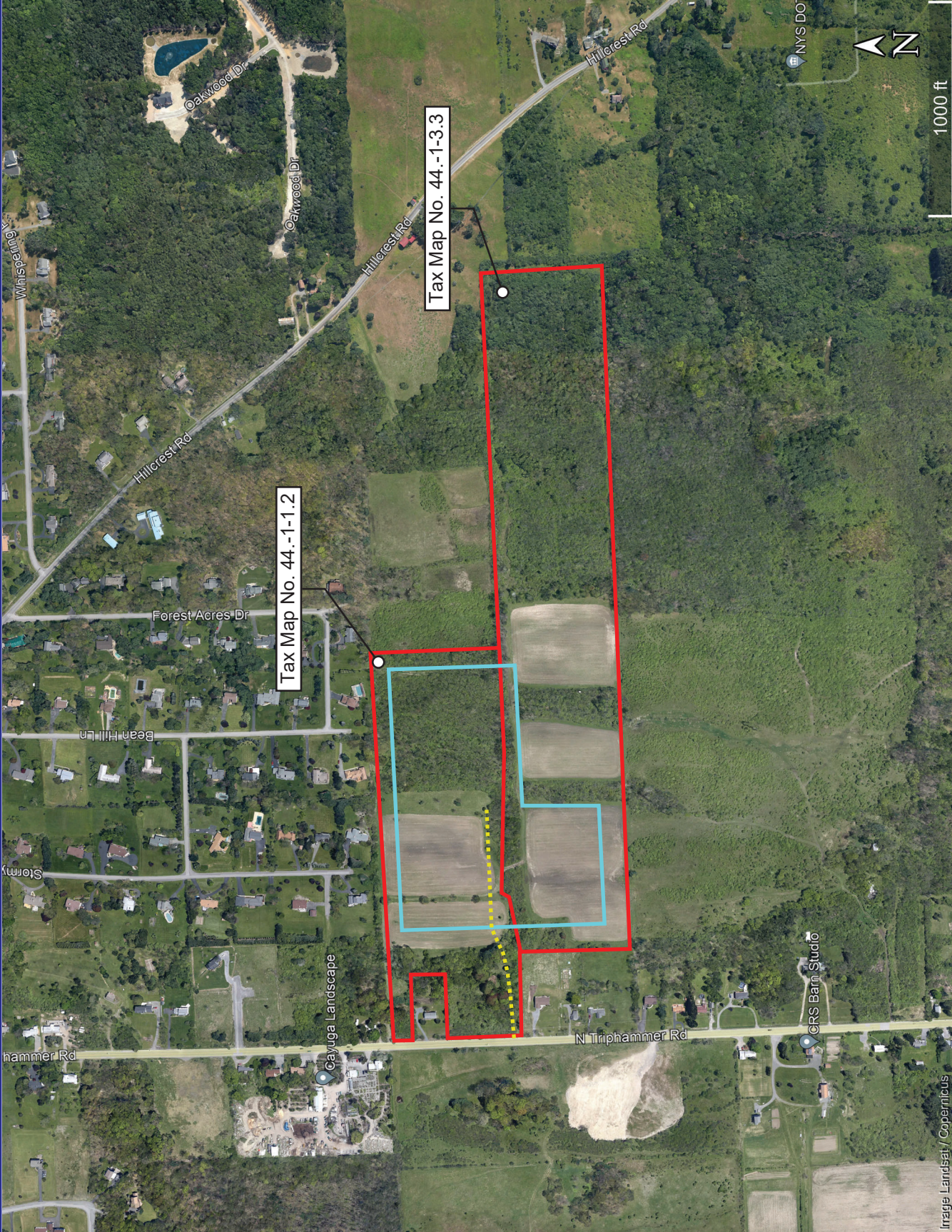
Signature  Title Sr. Environmental Planner/Project Manager
 Katelyn Kaim, AICP

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

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No

E.2.n. [Natural Communities]	No	
E.2.o. [Endangered or Threatened Species]	No	Section 3, Item h.
E.2.p. [Rare Plants or Animals]	No	
E.3.a. [Agricultural District]	No	
E.3.c. [National Natural Landmark]	No	
E.3.d [Critical Environmental Area]	No	
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.	
E.3.f. [Archeological Sites]	No	
E.3.i. [Designated River Corridor]	No	



Site Location Map

NY Lansing I, LLC
North Triphammer Road
Town of Lansing, Tompkins County, NY

--- Proposed Access Road

Subject Property

Proposed Project Area (approximate)

All boundaries are approximate
Source: Google Earth, 2024