



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, May 18, 2026
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.lansingtownny.gov, 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: Minor Subdivision - 204 Wilson Road

Applicant: James Wright, Owner

Location: 204 Wilson Road TPN 27.-1-36.24

Project Description: Minor Subdivision of an existing 6.146-acre lot into Parcel A (1.229 ac) and Parcel B (4.917 ac). This project is located in the RA Zoning District.

SEQR: Unlisted/Uncoordinated Action - SEAF Part 2 required

Anticipated Action: Public Hearing

b. Project: Sketch Plan Conference - 339 Jerry Smith Road

Applicant: Melissa Aucompaugh, Environmental Design Partnership Representative

Location: 339 Jerry Smith Road TPN 16.-1-10.2

Project Description: Initial Sketch Plan Review of proposed large scale battery energy storage facility. Draft materials have been received,

and a complete application will be submitted before full Site Plan Review. This project is located in the AG zoning district.

SEQR: Undetermined - More materials are required

Anticipated Action: Sketch Plan Review

c. Town Board Liaison Report

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.

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			
subdivision of property			
Name of Action or Project: subdivision of property			
Project Location (describe, and attach a location map): 204 Wilson Rd., Lansing, NY 14882			
Brief Description of Proposed Action: Subdivide a flag lot behind the current property.			
Name of Applicant or Sponsor: James Wright		Telephone: 607-339-1901	
		E-Mail: jwright3869@gmail.com	
Address: 204 Wilson Rd.			
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? _____ 6.1 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 6.1 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 checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

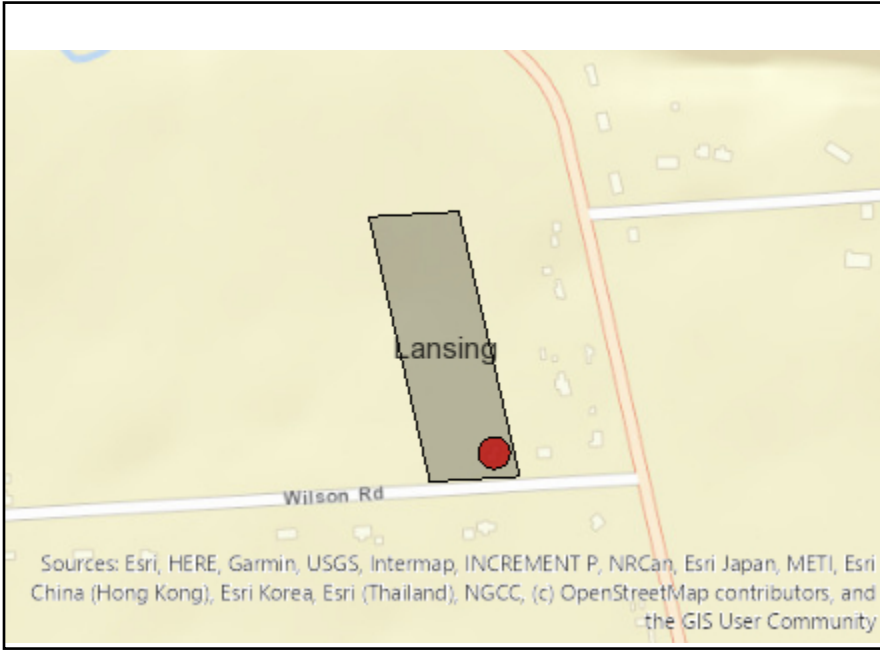
		Section 3, Item a.	
5. Is the proposed action,	NO		
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
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?	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 checked="" type="checkbox"/>	<input 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 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: _____ _____	NO	YES
	<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: James Wright Date: 3/22/2026

Signature: James Wright Title: _____



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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]	Digital mapping data are not available or are 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

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: James Wright
Mailing address: 204 Wilson Rd
Lansing, NY 14882

B. Description of the proposed project: Subdivision of property

C. Project site address: 204 Wilson Rd Town: Lansing

D. Project site tax map number: 27.-1-36.24

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: 6.1

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.
Clifford Buck, Judy Orasi, Debra Miller
2560 NC 152 WEST
China Grove, NC 28023

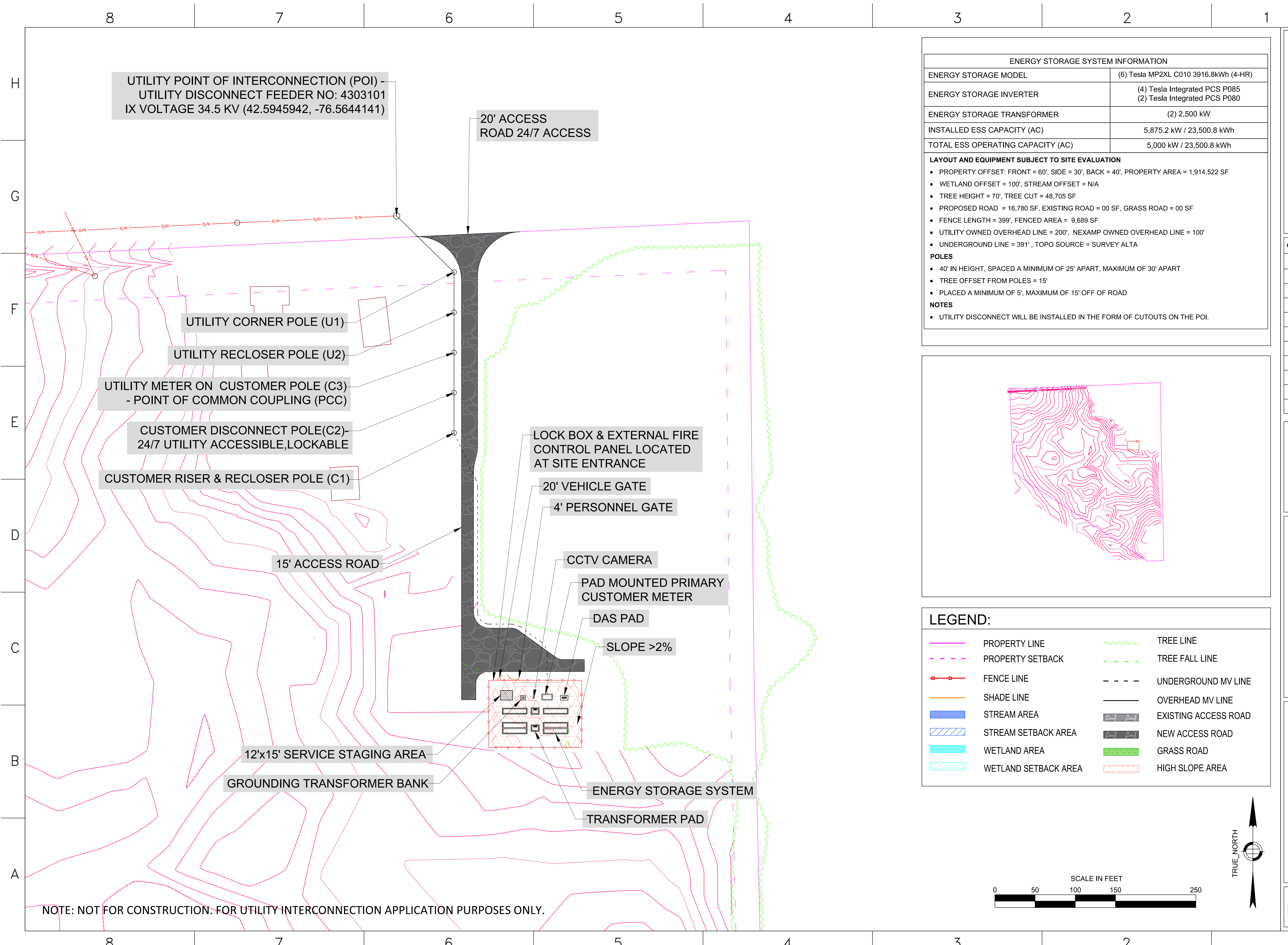
I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

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.

Mr. James Wright, owner
Name and Title of Person/Completing Form

3/22/26
Date

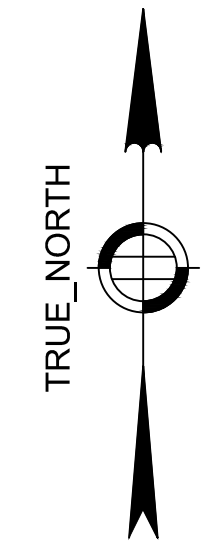
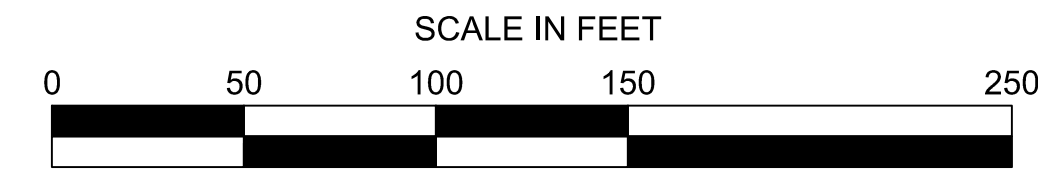


NOTE: NOT FOR CONSTRUCTION. FOR UTILITY INTERCONNECTION APPLICATION PURPOSES ONLY.

ENERGY STORAGE SYSTEM INFORMATION	
ENERGY STORAGE MODEL	(6) Tesla MP2XL C010 3916.8kWh (4-HR)
ENERGY STORAGE INVERTER	(4) Tesla Integrated PCS P085 (2) Tesla Integrated PCS P080
ENERGY STORAGE TRANSFORMER	(2) 2,500 kW
INSTALLED ESS CAPACITY (AC)	5,875.2 kW / 23,500.8 kWh
TOTAL ESS OPERATING CAPACITY (AC)	5,000 kW / 23,500.8 kWh
LAYOUT AND EQUIPMENT SUBJECT TO SITE EVALUATION	
<ul style="list-style-type: none"> PROPERTY OFFSET: FRONT = 60', SIDE = 30', BACK = 40', PROPERTY AREA = 1,914,522 SF WETLAND OFFSET = 100', STREAM OFFSET = N/A TREE HEIGHT = 70', TREE CUT = 48,705 SF PROPOSED ROAD = 16,780 SF, EXISTING ROAD = 00 SF, GRASS ROAD = 00 SF FENCE LENGTH = 399', FENCED AREA = 9,689 SF UTILITY OWNED OVERHEAD LINE = 200', NEXAMP OWNED OVERHEAD LINE = 100' UNDERGROUND LINE = 391', TOPO SOURCE = SURVEY ALTA 	
POLES	
<ul style="list-style-type: none"> 40' IN HEIGHT, SPACED A MINIMUM OF 25' APART, MAXIMUM OF 30' APART TREE OFFSET FROM POLES = 15' PLACED A MINIMUM OF 5', MAXIMUM OF 15' OFF OF ROAD 	
NOTES	
<ul style="list-style-type: none"> UTILITY DISCONNECT WILL BE INSTALLED IN THE FORM OF CUTOUTS ON THE POI. 	



LEGEND:			
	PROPERTY LINE		TREE LINE
	PROPERTY SETBACK		TREE FALL LINE
	FENCE LINE		UNDERGROUND MV LINE
	SHADE LINE		OVERHEAD MV LINE
	STREAM AREA		EXISTING ACCESS ROAD
	STREAM SETBACK AREA		NEW ACCESS ROAD
	WETLAND AREA		GRASS ROAD
	WETLAND SETBACK AREA		HIGH SLOPE AREA



nexamp
 101 Summer Street, Boston, MA 02110
 Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com

Rev	Issued For	Date	Init
A	Permit DWG	04/20/2026	MU

P.E. seal/Consultant:

Project: **133809 Jerry Smith Storage**
 339 Jerry Smith Rd,
 Lansing, NY, 14882
 42.590658, -76.564285

Drawing Title: **Conceptual Layout**
 Drawn by: M Usman Scale: 1"=50'

Dwg No: **PV-101** Size: D Sheet Rev: **A**

Company Confidential - This drawing or print is the property of Nexamp, Inc. and is subject to return on request. The design concepts and information contained herein are proprietary to Nexamp, Inc. and its subsidiaries and are submitted in confidence. They are not transferable and must be used only for the purpose for which the Drawing/print is expressly loaned. They must not be disclosed, reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Nexamp, Inc. All patent rights are reserved unless they are expressly assigned in writing by a duly authorized representative of Nexamp, Inc.

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Market 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: Jerry Smith, LLC c/o Nexamp Solar, Inc.
Mailing Address 101 Summer Street, 2nd Floor
Boston, MA 02110

B. Description of the proposed project: _____
5 MW / 23.5 MWh battery energy storage installation

C. Project side address: 339 Jerry Smith Road Town: Lansing

D. Project site tax map number: 16.-1-10.2

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: less than 1 acre

G. Is any portion of the project site currently being farmed?
 Yes If yes, how many acres 9± 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.

See attached for Mailing Addresses of Farm Operations within 500ft.

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.

Name and Title of person completing form Date

(a)	Tax Map #:	16.-1-9
	Owner:	Judy Barron Irrev Trust & Karen Huether, Trustee
	Mailing Address:	287 Jerry Smith Rd, Lansing, NY 14882
(b)	Tax Map #:	16.-1-45.252
	Owner:	Visionquest Realty, LLC
	Mailing Address:	3266 Route 34, Scipio Center, NY 13147
(c)	Tax Map #:	16.-1-19.2
	Owner:	Turek Family Irrev Trust & Jason Turek
	Mailing Address:	834 Mahaney Rd, King Ferry, NY 13081
(d)	Tax Map #:	16.-1-45.251
	Owner:	Suzanne Klaessig & Thomas Lonsky
	Mailing Address:	285 Davis Rd, Lansing, NY 14882
(e)	Tax Map #:	9.-1-20.2
	Owner:	Andrew Hildreth
	Mailing Address:	241 Lansing Genoa Townline Rd, Lansing, NY 14882
(f)	Tax Map #:	9.-1-21.5
	Owner:	Brian D Mason & Lori E Mason
	Mailing Address:	340 Jerry Smith Rd, Lansing, NY 14882
(g)	Tax Map #:	9.-1-21.82
	Owner:	John E Huether & Karen B Huether
	Mailing Address:	287 Jerry Smith Rd, Lansing, NY 14882
(h)	Tax Map #:	9.-1-21.81
	Owner:	Richard L Niemi
	Mailing Address:	14 Dates Rd, Lansing, NY 14882
(i)	Tax Map #:	9.-1-58.2
	Owner:	Elizabeth M Cook
	Mailing Address:	201 Lockerby Hill Rd, Lansing, NY 14882
(j)	Tax Map #:	16.-1-12.32
	Owner:	Richard C Rogers & Violet B Rogers
	Mailing Address:	361 Jerry Smith Rd, Lansing, NY 14882

NOT TO SCALE

N

Section 3, Item b.

Lands of Andrew Hildreth;
Tax Map ID: 9.-1-20.2

Lands of John E Huether
& Karen B Huether;
Tax Map ID: 9.-1-21.82

Lands of Richard L Niemi;
Tax Map ID: 9.-1-21.81

Lands of Elizabeth M Cook;
Tax Map ID: 9.-1-58.2

Lands of Brian D Mason
& Lori E Mason;
Tax Map ID: 9.-1-21.5

Lands of Judy Barron
Irrev Trust & Karen
Huether, Trustee;
Tax Map ID: 16.-1-9

Lands of Richard C Rogers
& Violet B Rogers;
Tax Map ID: 16.-1-12.32


Lands of Suzanne Klaessig
& Thomas Lonsky;
Tax Map ID: 16.-1-45.251

Lands of Turek Family
Irrev Trust & Jason Turek;
Tax Map ID: 16.-1-19.2

Lands of Visionquest
Realty, LLC;
Tax Map ID: 16.-1-45.252

LEGEND

 Property Boundary

 Ag. District 1

Google Earth



Agricultural District Map Jerry Smith BESS

Town of Lansing

Source: Cornell University Geospatial Information Repository

The Environmental
Design Partnership, LLP
© 2026

Tompkins County

April 16, 2026



Tompkins County Clerk Recording Page

Return To

NEXAMP, INC.
101 SUMMER ST
BOSTON, MA 02110-1287

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **LEASE**

Grantor (Party 1)
STRAW, WAYNE L

Fees	
Recording Fee	\$20.00
TP-584 Form Fee	\$5.00
Pages Fee	\$45.00
State Surcharge	\$20.00
Total Fees Paid:	\$90.00

Receipt Number: 26-478719

Grantee (Party 2)
NEXAMP SOLAR LLC

Transfer Amt: \$0.00

Instrument #: 2026-02314
Transfer Tax #: 001275

Property located in **Lansing**

Refers To
2024-09600

State of New York
County of Tompkins

Recorded on March 12th, 2026 at 1:26:36 PM
with a total page count of **9**.

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

**This instrument was prepared by
and after recording return to:
Nexamp Solar LLC
101 Summer Street, 2nd Floor
Boston, MA 02110
Attn: ~~Alex Reilly~~ *Erin McCormack***

**County: Tompkins
Tax ID No.: 16.-1-10
Address: 339 Jerry Smith Road
Township: Lansing**

**FIRST AMENDMENT TO MEMORANDUM OF BATTERY STORAGE LEASE AND
EASEMENT AGREEMENT**

THIS FIRST AMENDMENT TO MEMORANDUM OF BATTERY STORAGE LEASE AND EASEMENT AGREEMENT (this "**Amendment**") is made and entered into as of ~~January~~ *February* 2, 2026 by and between NEXAMP SOLAR LLC, a Delaware limited liability company ("**Grantee**" or "**Lessee**"), and WAYNE L. AND DORIS K. STRAW (collectively, "**Owner**" or "**Lessor**"). *Ok*

Recitals

A. Owner and Grantee are parties to that certain Battery Storage Lease and Easement Agreement dated November 3, 2023, as amended by that certain First Amendment to Battery Storage Lease and Easement Agreement dated 2/2/26 (collectively, and as may be further amended, the "**Lease**") for all or a portion of the property located in Tompkins County, New York, commonly known as Tax ID No. 16.-1-10, as more particularly described on Exhibit A-1 attached hereto and incorporated herein by reference (the "**Property**").

B. The Lease was further memorialized by that certain Memorandum of Battery Storage Lease and Easement Agreement dated November 2, 2023, recorded on October 10, 2024 as Instrument No. 2024-09600 in the Register and Recorder of Tompkins County (the "**Memorandum**").

C. Owner and Grantee desire to amend the Memorandum to reflect an update to the Property description.

NOW, THEREFORE, the Landlord and Tenant hereby agree as follows:

1. The foregoing recitals are incorporated herein by reference as though fully set forth herein.

2. Owner and Grantee acknowledge and agree that pursuant to the Lease, the Construction Term of the Lease has commenced as of November 2, 2025.

3. Owner and Grantee acknowledge and agree that "Nexamp Solar, LLC, a Delaware limited liability company" is the correct Grantee or Lessee party to the Memorandum and the Lease.

4. Exhibit A-1 of the Memorandum is hereby deleted in its entirety and replaced with the attached Exhibit A-1.

5. Exhibit A-2 of the Memorandum is hereby deleted in its entirety and replaced with the attached Exhibit A-2.

6. The Lease is subject to the trust fund provisions of Section 13 of the New York State Lien Law.

7. The Lease is hereby ratified and affirmed and remains in full force and effect.

8. Counterpart originals may be assembled in order to make one complete copy of this Amendment and all such counterpart originals, when taken together, shall comprise but one and the same instrument.

9. Any capitalized term used but not defined herein shall have the meaning ascribed to such term in the Lease.

[REMAINDER OF PAGE BLANK; SIGNATURE PAGES FOLLOW]

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

OWNER:

By: Wayne L. Straw
Name: Wayne L. Straw

By: Doris K. Straw
Name: Doris K. Straw

Commonwealth/State of New York §
County of Tompkins § ss:
§

On February 2 2026, before me, Michele Bennett Notary Public, personally appeared Wayne L. Straw, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the instrument.

Michele Bennett
Notary Public

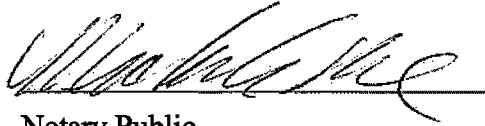
My commission expires: 10-10-29

Michele Bennett
Notary Public, State of New York
Registration no. 01BE6030007
Qualified in Tompkins County
Commission Expires October 10, 2029

Commonwealth/State of new York §

County of Tompkins § SS:
§

On February 2 2026, before me, Michelle Bennett Notary Public, personally appeared Doris K. Straw, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the instrument.




Notary Public

My commission expires: 10-10-29

Michelle Bennett
Notary Public, State of New York
Registration no. 01BE6030007
Qualified in Tompkins County
Commission Expires October 10, 2029

TENANT:


NEXAMP SOLAR LLC
a Delaware limited liability company

By: 
Name: Chris Clark
Title: Senior Vice President

ACKNOWLEDGMENT

Commonwealth/State of Massachusetts §
County of Suffolk § ss:
§

Before me, on February 17, 2026, personally appeared Chris Clark, Senior Vice President of Nexamp Solar, LLC, a limited liability company and as such Senior Vice President, subscribed to the within instrument and acknowledged that (s)he executed the instrument on behalf of said limited liability company.


Name Erin K. McCormack
My commission expires: November 01, 2030

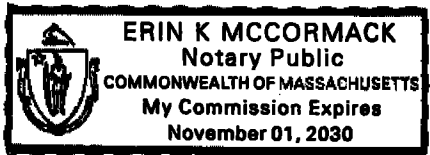


EXHIBIT A-1**LEGAL DESCRIPTION OF PROPERTY**

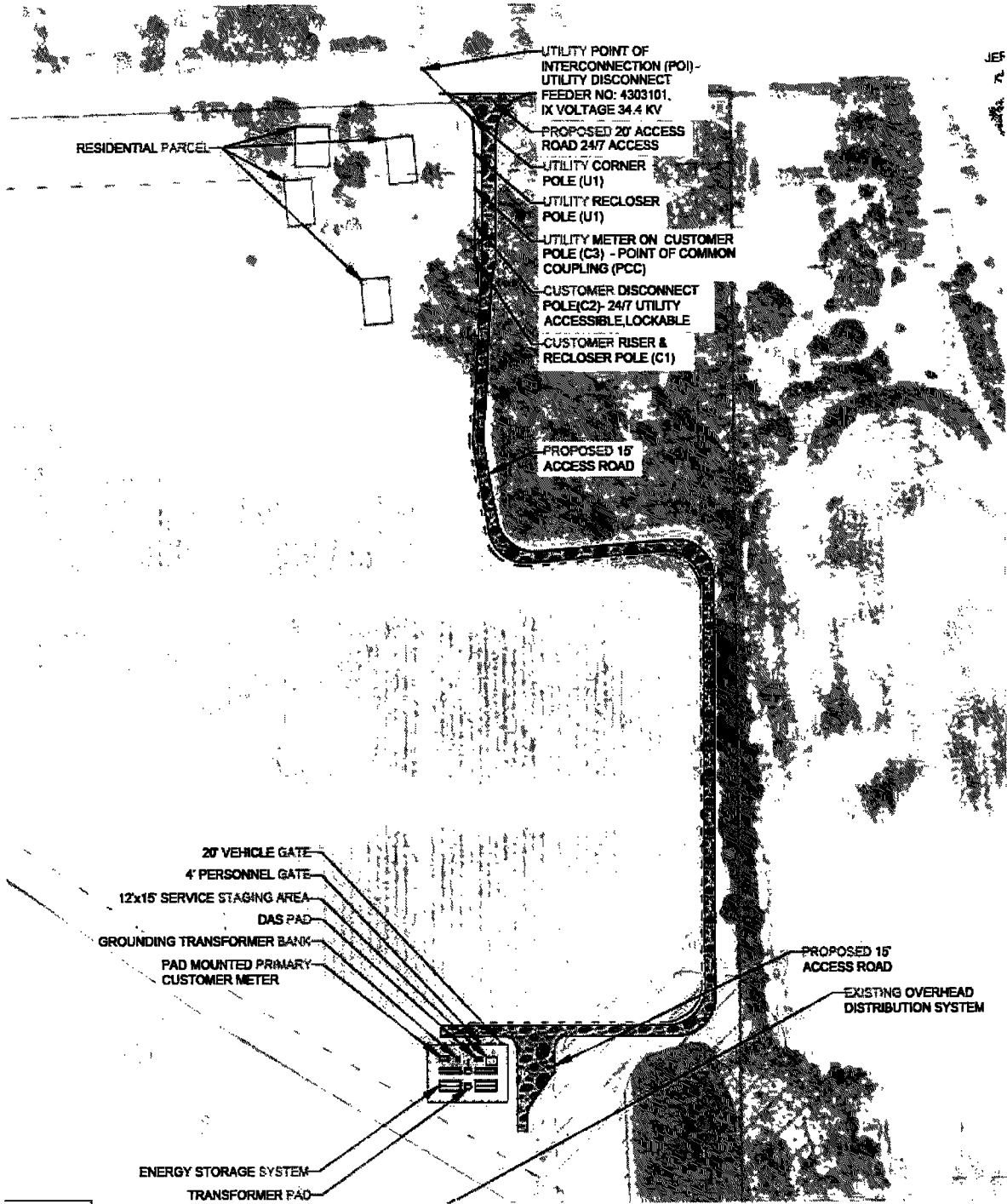
[Pursuant to the terms of the Agreement, the legal description of the Property contained on this Exhibit A-1 shall, upon request by Grantee, be replaced with a more detailed legal description approved by Grantee and its title company or surveyor]

Approximately Ten Thousand (10,000) square feet in the area depicted and outlined in red on Exhibit A-2 attached hereto within the boundary of the following described land located in Lansing Township, TOMPKINS County, State of New York, containing 57.79 acres, more or less:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, being parts of Military Lot No. 62 in said town, bounded and being more fully described in Volume 535, Page 680 and Instrument No. 0294 in the deed records of Tompkins County, New York.

EXHIBIT A-2**LEASE PLAN**

The Property is shown outlined in red on the attached Lease Plan. In addition to the Property, Owner shall grant to Grantee an easement for ingress/egress to the Property as well as the right to place electric transmission within the approximate area described as the "Proposed 15' Access Road" on the attached Lease Plan.



Full Environmental Assessment Form
Part 1 - Project and Setting

Section 3, Item b.

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: Jerry Smith Storage		
Project Location (describe, and attach a general location map): 339 Jerry Smith Road, Lansing, NY		
Brief Description of Proposed Action (include purpose or need): The Applicant is proposing a standalone, front-of the-meter battery energy storage system(BESS) interconnected to the NYSEG distribution system at 34.5 kV. the project will have an operating capacity of approximately 5,000kW/23,500.8 kWh (4-hour duration)using six Tesla Megapack 2XL units with integrated PCS inverters, step transformers, associated communications and protection equipment, access roadway, and perimeter fencing.The project will be located at 339 Jerry Smith Road, Lansing, NY in Tompkins County,Tax Id 16.-1-10.2.		
Name of Applicant/Sponsor: Jerry Smith, LLC		Telephone:607-237-5254
		E-Mail:MDeAngelo@nexamp.com
Address:101 Summer Street, 2nd floor		
City/PO:Boston	State:MA	Zip Code:02110
Project Contact (if not same as sponsor; give name and title/role): Travis Mitchell, Environmental Design Partnership		Telephone:518-347-7139
		E-Mail:tmitchell@edplp.com
Address: 900 Route 146		
City/PO: Clifton Park	State: NY	Zip Code: 12065
Property Owner (if not same as sponsor): Wayne L and Doris K Straw		Telephone:
		E-Mail:
Address: 339 Jerry Smith Road		
City/PO: Lansing	State: NY	Zip Code:4882

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 type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
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. <ul style="list-style-type: none"> 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 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 b.

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.
If Yes, what is the zoning classification(s) including any applicable overlay district?

Yes No

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? _____

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

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

d. What parks serve the project site?

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)?

b. a. Total acreage of the site of the proposed action? _____ 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? _____ 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: _____ 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
Section 3, Item b.

If Yes, show numbers of units proposed.

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

g. Does the proposed action include new non-residential construction (including expansions)?

Yes No

If Yes,

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

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

Yes No

If Yes,

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

Yes No

If Yes:

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

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

Yes No

If Yes:

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

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

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?
- 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 _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of 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 b.

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: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?

Yes No
Section 3, Item b.

If yes:

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

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?

Yes No

Describe: _____

n. Will the proposed action have outdoor lighting?

Yes No

If yes:

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

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?

Yes No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day?

Yes No

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

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?

Yes No

If Yes:

i. Product(s) to be stored _____

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
Section 3, Item b.

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

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

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

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

c. Is the project site presently used by members of the community for public recreation?

i. If Yes: explain: _____

Section 3, Item b.

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? _____ 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: _____ %
 _____ %
 _____ %

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

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

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

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

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

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

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site:

Section 3, Item b.

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: TOMP001

b. Are agricultural lands consisting of highly productive soils present?

Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?

Yes No

If Yes:

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

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

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?

Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the 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: _____
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____
 iii. Distance between project and resource: _____ miles.

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

If Yes:
 i. Identify the name of the river and its designation: _____
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

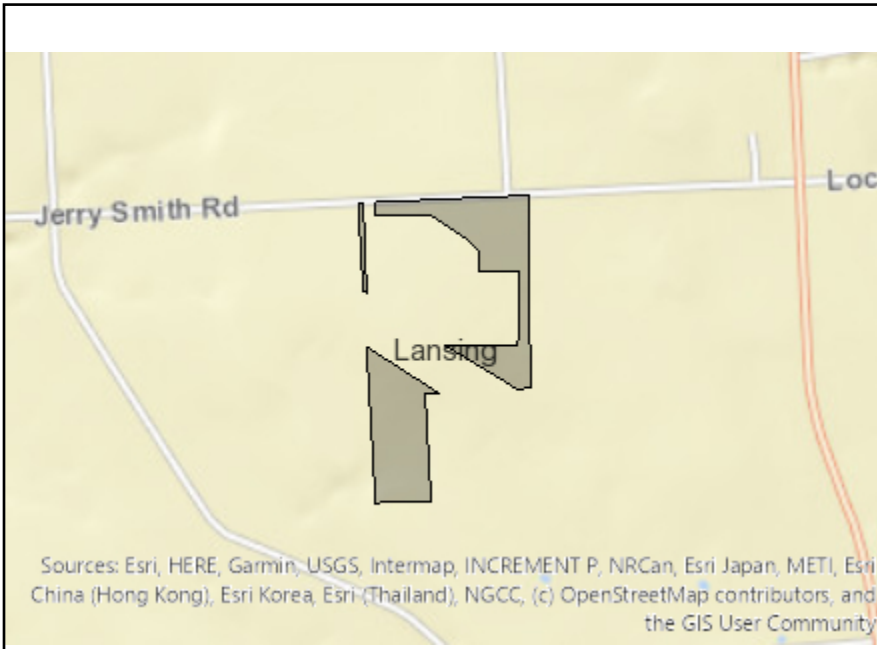
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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 - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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	Section 3, Item b.
E.2.n. [Natural Communities]	No	
E.2.o. [Endangered or Threatened Species]	No	
E.2.p. [Rare Plants or Animals]	No	
E.3.a. [Agricultural District]	Yes	
E.3.a. [Agricultural District]	TOMP001	
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	