

NY Neversink I, LLC
33 Lower Main Street
Callicoon, NY 12723

September 21, 2023

Town of Neversink Building Department
273 Main Street
Grahamsville, New York 12740
Attn: Keith Stryker
Code Enforcement Official

To Be Hand Delivered

Re: Hastings Drive Solar Project, Application for Special Permit and Site Plan Approval

Dear Mr. Stryker,

The purpose of this letter is to request for the above reference application for Site Plan approval for NY Neversink I, LLC – Hastings Drive Solar Project (“Project”) to be placed on the October 4th Planning Board meeting agenda.

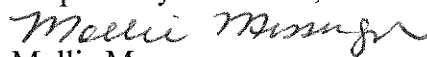
The purpose of this Site Plan application is for a Large Scale Solar Energy System, on an approximately 166.6 -acre portion of parcels 26.-1-6.1 and 18-1-9.1.

The site plan application materials are written specific to this project and any zoning requirements listed in the code as required by the Town. NY Neversink I, LLC has a lease agreement with the property owners.

In connection with the application, enclosed herewith please find:

- (10) copies of the Site plan / Special Permit Application
- (10) copies of the draft site plan
- (10) copies of the Property Operations and Maintenance
- (10) copies of the Project Memorandum
- (10) Copies of the Decommissioning Plan
- (10) copies of the AG Data Statement
- (10) copies Full EAF from PW Grosser Engineers
- (1) Copies for the Town file of the Owner’s proxies
- (1) Copy of the site plan check list
- (1) copy of the fee and check payment of \$50.00

Respectfully Submitted,



Mollie Messenger
NY Neversink I, LLC
Senior Project Developer

Encs.

cc: Rich Winter, Chief Executive Officer
Bluestein, Shapiro, Frank and Barone LLP

APPLICATION FOR REVIEW AND APPROVAL OF SITE PLAN
FOR SPECIAL USE PERMIT

Title/Name of Drawing NY Neversink I, LLC Community Solar Project

Location of Project:

Street or Road 318 MooreHill Road & Adjacent to 211 Hastings Drive
Tax Map # Section 18-1-9.1 and ~~Block~~ 26-1-6.1 ~~Lot~~
Zone Designation RR 3
Fire District Grahamsville
School District TRI-Valley
Utility District Central Hudson

Type of Use Large Solar Energy System

Owner of Record:

Name The Ceresnak Legacy Trust (75%) John Ceresnak (25%); 15 Marianne Lane, Valley Cottage, NY 10989
Address Hastings Realty Holding LLC 449 Broadway, Monticello NY 12701
Telephone _____

Agent for Owner: (Notarized authorization from owner required)

Name Bluestein, Shapiro, Frank and Barone, LLP/ PW Grosser Consulting, Inc.
Address 449 Broadway, Monticello, NY 12701
Telephone 845-796-1010

Person Preparing Preliminary Sketch:

Name PW Grosser Consulting Inc.
Address 630 Johnson Avenue Suite 7 Bohemia, NY 11716
Telephone 631-589-6353

Engineer/Surveyor/other site plan professional:

Name Packer Associates, Inc. - Survey
Address 148 Holgate Road Honesdale, NY 18431
Telephone 570-224-4300

Lot and Site Information

Total acreage of project lot 166.6 acres

Other property of owner adjoining project lot:
Size +/- 32 Acres Section 26 Block 1 Lot 7.1

Dimensions of site to be developed on project lot
Approx. 27 acres

Existing watercourses on project lot Wetland delineation and site review will be provided after the studies are concluded.

Existing water supply on project lot N/A

Existing septic detail on project lot N/A

Is proposed plan for an existing lot Yes or part of a subdivision plan

Other information you may deem pertinent or helpful for review:

Please see additional information provided with this application. The project Memorandum, The Operation and Maintenance Plan and The Decomissioning Plan

SIGNATURE:

Bonnie J. [Signature]
Owner/Agent (Specify)

NOTARIZATION:

Sworn to before me this 20th day
of September 20²³

Lenore Grauer
Notary Public



APPLICATION FOR REVIEW AND APPROVAL OF SITE PLAN

ALTERNATIVE ENERGY SUPPLEMENT

- 1) Type of Alternative Energy System
- Solar/photo voltaic (complete Section 2 below)
 - Wind (complete Section 3 below)
 - Geothermal (complete Section 4 below)

2) Solar Application

Type of System

- Photo voltaic (electric energy)
- Heat transfer (hot water)

Aggregate square footage of solar panels: Just panels - 5 Acres +/-
Distance to nearest property line: +/- 60 Feet to neighbor with residence

3) Wind Application

Turbine manufacturer: _____

Nameplate capacity: _____ kilowatts

Tower height: _____

Distance from tower to nearest property line: _____

Are Setback Agreements proposed?

Yes (attach copy)

No

Attach Manufacture Sound Pressure Level Data Sheet

Attach Material Safety Data Sheet (if applicable)

Attach Operations and Maintenance Plan

Attach Decommissioning Plan

4) Geothermal Application

Number of proposed wells: _____

Depth of proposed wells: _____

Distance to nearest property line: _____

TOWN OF NEVERSINK PLANNING BOARD

Site Plan Review Fees

Name of Applicant NY Neversink I, LLC Community Solar Project

Location (Sect/Block/Lot #) 18- 1- 9.1 and 26-1-6.1

APPLICATION FEE Payable upon Submission of Application

Application Fee \$50.00
DATE REC'D 9/21/23 AMT REC'D \$ \$25.00

PUBLIC HEARING FEE Payable prior to scheduling of Public Hearing

Per Hearing \$25.00
_____ notices @ each \$_____
TOTAL \$_____
DATE REC'D _____ AMT REC'D \$ _____
TOTAL FEES \$_____

COMMENTS:

Walter F. Garigliano P.C.
449 Broadway
Monticello, NY 12701

Jeff Bank
19 Forestburgh Road
Monticello, NY 12701
50-934/219

1309

9/20/2023

PAY TO THE ORDER OF TOWN OF NEVERSINK

\$ **50.00

Fifty and 00/100*****

DOLLARS

TOWN OF NEVERSINK

Operating Account
Attorney at Law

MEMO

NY NEVERSINK I

AUTHORIZED SIGNATURE

⑈001309⑈ ⑆021909342⑆ 51 2293 7⑈

Walter F. Garigliano P.C.

1309

TOWN OF NEVERSINK

9/20/2023

50.00

Operating Account - NY NEVERSINK I

50.00

Walter F. Garigliano P.C.

1309

TOWN OF NEVERSINK

9/20/2023

50.00

Operating Account - NY NEVERSINK I

50.00



EXHIBIT B

Owners' Proxy

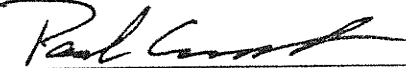
TO: Town of Neversink Planning Board

The undersigned, John Ceresnak, an individual residing at 180 Mineral Springs Road, Highland Mills, New York 10930 and The Ceresnak Legacy Trust, represented by Paul Ceresnak, an individual residing at 15 Marianne Lane, Valley Cottage, New York 10989, owners of premises located on Moore Hill Road, in the Town of Neversink and shown on the Town of Neversink tax map as Section 18, Block 1, Lot 9.1, hereby authorize representatives of the following entities to file a site plan and special permit application for a solar photovoltaic power generation facility on our behalf and to appear as our Agent in all proceedings relating thereto:

Blustein, Shapiro, Frank & Barone, LLP
P.W. Grosser Consulting, Inc.


Dated: September 17, 2023

John Ceresnak



The Ceresnak Legacy Trust

Sworn to before me this
17 day of September, 2023



Notary Public

Tristan Rondin
Notary Public of New York
I.D. 01RO0009393
COMMISSION EXPIRES 06/09/2027

EXHIBIT B

Owners' Proxy

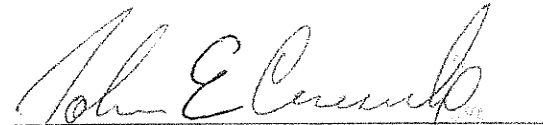
TO: Town of Neversink Planning Board

The undersigned, John Ceresnak, an individual residing at 180 Mineral Springs Road, Highland Mills, New York 10930 and Ceresnak Legacy Trust, represented by Paul Ceresnak, an individual residing at 15 Marianne Lane, Valley Cottage, New York 10989, owners of premises located on Moore Hill Road, in the Town of Neversink and shown on the Town of Neversink tax map as Section 18, Block 1, Lot 9.1, hereby authorize representatives of the following entities to file a site plan and special permit application for a solar photovoltaic power generation facility on our behalf and to appear as our Agent in all proceedings relating thereto:

Blustein, Shapiro, Frank & Barone, LLP

P.W. Grosser Consulting, Inc.


Dated: September 2, 2023



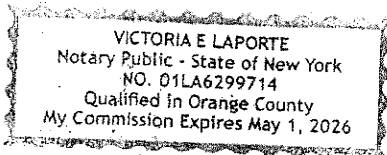
John Ceresnak

Ceresnak Legacy Trust

Sworn to before me this
2 day of September, 2023



Notary Public



**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: NY Neversink I, LLC - Proposed Commercial Solar Project		
Project Location (describe, and attach a general location map): Hastings Drive, hamlet of Grahamsville, Town of Neversink, NY (Tax Map Nos. 26.-1-6.1 and 18.-1-9.1)		
Brief Description of Proposed Action (include purpose or need): The proposed action includes the development of an approximately 3.9-megawatt ground-mounted solar facility on two (2) tax parcels totaling 166.60± acres located on the northwest side of Hastings Drive (hereinafter "subject property"). The owners would lease 15.81± acres of the subject property to the applicant (i.e., NY Neversink I, LLC). The area of disturbance for the proposed action would be approximately 26.92± acres. The proposed action would situate the solar facility near the central south portion of the northern tax parcel (Tax Map No. 18.-1-9.1) and the northwest portion of the southern tax parcel (Tax Map No. 26.-1-6.1). The proposed development would include solar modules with a maximum height of 15 feet, the installation of an eight (8)-foot high deer fence around the proposed solar facility, the installation of an inverter and transformer, as well as the construction of a gravel access road from Hastings Drive. It is noted that the project area would be hydroseeded with native grasses upon clearing. 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 Central Hudson Gas and Electric Corporation Utilities customers, would be able to receive a share of the solar power generated by the proposed action as well as a discount off their electricity bills.		
Name of Applicant/Sponsor: NY Neversink I, LLC attn: Mollie Messenger	Telephone: 646-998-6495	E-Mail: mollie.messenger@delawareriversolar.com
Address: 33 Lower Main Street		
City/PO: Callicoon	State: NY	Zip Code: 12723
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): *See below.	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

*The subject property is comprised of two (2) tax parcels, both having different property owners.
 (1) Tax Parcel No. 26.-1-6.1 is owned by Hastings Realty Holding LLC attn: Walter Garigliano, P.O. Box 4, Claryville, NY 12725. Contact information: walter@gariglianolaw.com.
 (2) Tax Parcel No. 18.-1-9.1 is owned by Paul Ceresnak and John Ceresnak, located at 15 Marianne Lane, Valley Cottage, NY 10989. Contact information: jceresnak24@gmail.com.

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 Planning Board - Site Plan Approval and Special Use Permit	TBD
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Zoning Board of Appeals - Area Variances (Minimum Side Yard for both parcels)	September 2023
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sullivan County Division of Planning, Community Development and Environmental Management - 239m Referral	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? <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): NYC Watershed Boundary _____ _____ _____	
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): _____ _____ _____	

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?
The subject property is located within the Rural Residential Three (RR-3) 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? Tri-Valley Central School District

b. What police or other public protection forces serve the project site?
New York State Police Department and Sullivan County Sheriff's Department

c. Which fire protection and emergency medical services serve the project site?
The Neversink Fire Department provides both fire and emergency medical services protection.

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? 166.60± acres
b. Total acreage to be physically disturbed? 26.92± acres (The proposed action may include an additional 15± acres of trees that would be cut back and/or topped to prevent panel shading).
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 166.60± acres (property owners would lease 15.81± 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: 8 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase I (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.

	<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 8,256± solar modules
 ii. Dimensions (in feet) of largest proposed structure: 15± feet height; 3.7± 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: Stormwater detention pond
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Stormwater Runoff
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: 0.16± million gallons; surface area: 0.25± acres
 v. Dimensions of the proposed dam or impounding structure: 2± feet height; 75± feet length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
The stormwater detention pond would include a High-Density Polyethylene (HDPE) liner and rock outlet protection.

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 structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

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

If Yes, describe: _____

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

If Yes:

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

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

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

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

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

If Yes:

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

Yes No
 Yes No
 If Yes:

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

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

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

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 1.44± acres (impervious surface)
 _____ Square feet or 166.60± acres (parcel size)
 ii. Describe types of new point sources. Inverter pad, footings, gravel access road and stormwater detention pond

 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)?
Proposed on-site stormwater detention pond would be designed for a 7-inch storm event.

- If to surface waters, identify receiving water bodies or wetlands: _____
Overflow stormwater runoff beyond a 7-inch storm event from the detention pond is expected to discharge into the nearby surface water bodies. It is anticipated that the proposed action would not result in a change of flow to the surface water bodies as compared to pre-construction conditions.
- 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)? 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: _____

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:		ii. During Operations:	
• Monday - Friday:	8:00am-6:00pm	• Monday - Friday:	24/7*
• Saturday:	8:00am-6:00pm	• Saturday:	24/7*
• Sunday:	N/A	• Sunday:	24/7*
• Holidays:	N/A	• 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

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 (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 26.92± acres of woodland for the proposed solar facility. However, upon implementation of the proposed action, 137.81± 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
 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 (Tri-Valley Secondary School); Recreation/Entertainment (Grahamsville Fairground); and Public Services (Time and the Valleys Museum, NYC DEP Grahamsville and Grahamsville Cemetery)

ii. If mix of uses, generally describe:
 The subject property is currently forested land with surrounding residential, agricultural, institutional, recreation/entertainment and public services 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	0.47±	1.44±	+0.97
• Forested	164.73±	137.81±	-26.92
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.50±	0.75±	+0.25
• Wetlands (freshwater or tidal)	0.90±	0.90±	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Landscaping/seeded areas</u>	0	25.70±	+25.70

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:
Tri-Valley Secondary School is located approximately 90 feet southeast of the subject property and Family Day Care is located approximately 650 feet southwest of the subject property.

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 to 164± feet below grade surface

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ <1% %

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

Amot-Rock outcrop complex (ArF)	35-70 % slopes	20 %
Wellsboro and Wurtsboro soils (WMC),	strongly sloping	14 %
Cheshire channery loam (CsB),	3-8% slopes	13 %

d. What is the average depth to the water table on the project site? Average: _____ 90± feet below grade surface

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____ 83 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____ 17 % of site
<input type="checkbox"/> Poorly Drained	_____ % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____ 41 % of site
<input checked="" type="checkbox"/> 10-15%:	_____ 19 % of site
<input checked="" type="checkbox"/> 15% or greater:	_____ 40 % 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	862-475, 862-472	Classification	B(TS), C(TS)
• Lakes or Ponds:	Name	_____	Classification	_____
• Wetlands:	Name	Federal Waters, Federal Waters, 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: _____

*The EAF Mapper indicates the presence of federal waterbodies on or adjoining the subject property. Review of the NYSDEC Environmental Resource Mapper indicates that the subject property is adjacent to a Stream regulated as 862-475 and classified as B(TS) (i.e., for swimming and other recreation, not suitable for drinking and may support Trout Spawning), as well as a Stream regulated as 862-472 and classified as C(TS) (i.e., for fisheries and non-contact activities, which may support Trout Spawning). Additionally, these streams are identified on the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) Mapper as a 54.35-acre Riverine classified as R3UBH and a 1.08-acre Riverine classified as R4SBC, respectively. The NWI Mapper also indicates there is a 0.76-acre Riverine (classified as R4SBA), a 1.20-acre Riverine (classified as R4SBC), a 3.57-acre Riverine (classified as R4SBC) and a 0.94-acre Freshwater Emergent Wetland on the subject property.

m. Identify the predominant wildlife species that occupy or use the project site: _____
 Raccoons _____ White-tailed deer _____
 Field rodents _____ Rabbits _____
 Grey squirrel _____

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): _____
 Bald Eagle

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: SULL004

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: _____

*The EAF Mapper indicates the project site, or a portion of it, is located in a designated agricultural district, specifically SULL004. However, review of the NYS Department of Agriculture and Markets Sullivan County Agricultural Districts Map indicates the subject property is not within the boundaries of a state designated agricultural district.

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: Neversink Park; Sundown Wild Forest

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; National Forest Preserve

iii. Distance between project and resource: 0.35± mile; 0.75± 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

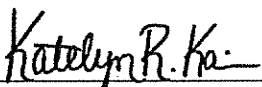
Attach any additional information which may be needed to clarify your project.

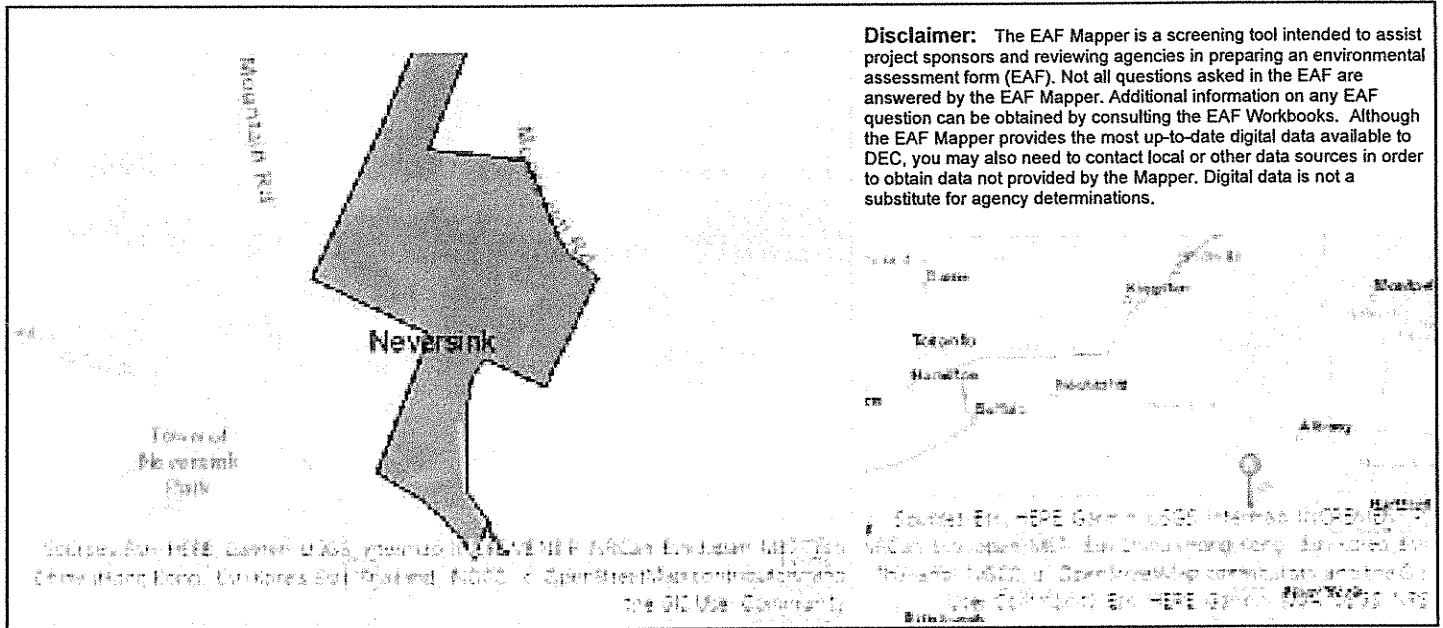
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name NY Neversink I, LLC
Attn: P.W. Grosser Consulting, Inc. as Environmental Consultant Date 09/20/2023

Signature  Title Sr. Environmental Planner/Project Manager
 Katelyn Kaïm, AICP



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-475, 862-472
E.2.h.iv [Surface Water Features - Stream Classification]	B(TS), C(TS)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	SULL004
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
 Delaware River Solar
 Hastings Drive
 Town of Neversink, Sullivan County, NY

Subject Property - - - - Proposed Access Road
 Proposed Project Area (approximate)
 All boundaries are approximate
 Source: Google Earth, 2023