TOWN OF RIDGEWAY 410 West Ave Medina, NY 14103 PLANNING BOARD MINUTES May 4, 2022

MEMBERS PRESENT:

Tom Fenton (Chairman)
Thomas Kline
Tim Elliott (vice Chairman)
Richard Fisher
Kathy Blackburn

Others Present

Shaun Logue-MRB -telephone Marc Kenward- Erdman Anthony Steve Long- Borrego Solar Trevor Glantz- Erdman Anthony Jason Raduns- Code Enforcement Kim Kinne Tony Moule Tina Moule

CALL TO ORDER:

Chairman Fenton opened the meeting with Pledge of Allegiance at 7:00 pm

APPROVAL OF THE AGENDA:

Chairman Fenton called for a motion to approve the May 4^{th} , 2022 Agenda. Motion was made by Richard Fisher to accept the meeting agenda; second by Tom Kline. All were in favor and the motion was carried.

APPROVAL OF THE MINUTES:

Chairman Fenton called for the approval of minutes for the April 6, 2022 meeting. Motion was made by Kathy Blackburn to accept the minutes as written; second by Richard Fisher. All were in favor and the motion was carried.

COMMUNICATIONS:

A reminder to get your annual training done. There will be an upcoming training June 29th, 2022 at Hoag Library in Albion. More details to come.

NEW BUSINESS:

A Public Hearing was continued from April 6, 2022 at 7:02pm for the Borrego Solar Project located at 2668 Swett Road, Lyndonville, NY 14098. There were 3 community members present for the public hearing. Chairman Fenton called for a motion to close the public hearing. The motion was made by Kathy Blackburn with a second by Tim Elliott. All were in Favor with 1 abstention (Richard Fisher). The public hearing was closed at 7:07pm.

OLD BUSINESS:

Special Use Application for Borrego Solar Project 2668 Swett Road, Lyndonville. Erdman Anthony has responded to MRB's letter dated 4/5/2022 on 4/26/2022. Erdman Anthony and MRB have been working closely together to address the MRB comments. We are in receipt of the combined wetlands application and the SWPPP. At this time MRB suggested that if the planning board wanted to move forward, he was comfortable with where the project was at currently. The Planning Board asked for clarification of #5 on the comment/response. The next move would be to Designate the Town of Ridgeway Planning Board as the lead agency for SEQR. Chairman Fenton called for a resolution Designating the Town of Ridgeway Planning Board as Lead Agency.

RESOLUTION 5: 5-4-2022

RESOLUTION DESIGNATING SEQRA LEAD AGENCY FOR 2668 SWETT ROAD SOLAR PROJECT.

WHEREAS, the Town of Ridgeway Planning Board (hereinafter referred to as "Planning Board"), is considering Site Plan Approval to allow for the development of a proposed 5-megawatt (MW) alternating current (AC) solar photovoltaic (PV) project located within the Town of Ridgeway. The proposed project will be located at 2668 Swett Road as described in the Site Plans last revised April 26, 2022 and all other relevant information submitted as of May 4, 2022 (the current application); and

WHEREAS, the Planning Board has determined the proposed action referenced above to be a Type 1 Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has on Wednesday, March 2, 2022 declared its intent to be designated the Lead Agency for the proposed Action under the provisions of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has provided written notices to this effect to the involved and interested agencies; and

WHEREAS, the Planning Board has not received any written objections from the involved agencies to the Board's being designated as the lead agency under the SEQR Regulations; and

WHEREAS, the Planning Board has previously determined that it is the most appropriate agency to ensure the coordination of this Action and for making the determination of significance thereon under the SEQR Regulations.

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby designate itself as the lead agency for the Action identified above herein;

The above resolution was offered by Kathy Blackburn and seconded by Tom Kline at a meeting of the Planning Board held on Wednesday, May 4, 2022. Following discussion thereon, the following roll call vote was taken and recorded:

4 Ayes (Chairman Fenton, Kathy Blackburn, Tom Kline, Tim Elliott)

0 Nays,

1 abstention (Richard Fisher)

Chairman Fenton called for a resolution for Determination of Significance- SEQR issuing a Negative Declaration.

RESOLUTION 6: 5-4-2022

RESOLUTION DETERMINATION OF SIGNIFICANCE-SEQR ISSUING A NEGATIVE DECLARATION FOR 2668 SWETT ROAD SOLAR PROJECT.

WHEREAS, the Town of Ridgeway Planning Board (hereinafter referred to as "Planning Board"), is considering Site Plan Approval to allow for the development of a proposed 5-megawatt (MW) alternating current (AC) solar photovoltaic (PV) project located within the Town of Ridgeway. The proposed project will be located at 2668 Swett Road as described in the Site Plans last revised April 26, 2022 and all other relevant information submitted as of May 4, 2022 (the current application); and

WHEREAS, the Planning Board has determined the above referenced Action to be a Type 1 Action pursuant to Part 617 of the State Environmental Quality Review (SEQR) regulations; and

WHEREAS, the Planning Board determined that said Action to be subject to a coordinated review and approval by other involved agencies under SEQR Regulations; and

WHEREAS, the Planning Board has been designated the lead agency, under the provisions of Part 617.6 (3) and (4) of article 8 of the State Environmental Conservation Law; and

WHEREAS, the Planning Board has given consideration to the comments provided by the involved agencies and interested agencies at tonight's meeting; and

WHEREAS, the Planning Board has completed its review of Parts 2 and 3 of the Full Environmental Assessment Form (EAF); and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7 (c) of the SEQR Regulations and the information contained in Parts 1, 2 and 3 of the Full EAF.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby accept the findings contained in Parts 2 and 3 of the Full EAF and directs the Planning Board Chairperson to sign and date the Full EAF Part 3.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board has reasonably concluded the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

(i) there will <u>not</u> be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;

- (ii) there will <u>not</u> be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are <u>no</u> known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;
- the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations;
- the site is will <u>not</u> negatively impact an identified archaeological sensitive area;
- (vi) there will <u>not</u> be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
- (vii) there will <u>not</u> be any hazard created to human health;
- (viii) there will <u>not</u> be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
- (ix) there will <u>not</u> be a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;
- (x) there will <u>not</u> be created a material demand for other Actions that would result in one of the above consequences;
- (xi) there will <u>not</u> be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- there are <u>not</u> two or more related Actions which would have a significant impact on the environment.

BE IT FURTHER RESOLVED, based upon the information and analysis above and the supporting documentation referenced above, the proposed Action WILL NOT result in any significant adverse environmental impacts.

BE IT FINALLY RESOLVED, that the Planning Board does hereby make a Determination of Non-Significance on the proposed development, and the Planning Board Chairman is hereby directed to sign the Full Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the Planning Board's determination.

The above resolution was offered by Tim Elliott and seconded by Kathy Blackburn at a meeting of the Planning Board held on Wednesday, May 4, 2022. Following discussion thereon, the following roll call vote was taken and recorded:

4 Ayes (Chairman Fenton, Kathy Blackburn, Tom Kline, Tim Elliott)

1 abstention (Richard Fisher)

Chairman Fenton called for a resolution Approving with Conditions the Special Use Permit and Site Plan Approval for the 2668 Swett Road Solar Project.

RESOLUTION 7: 5-4-2022

RESOLUTION APPROVING WITH CONDITIONS THE SPECIAL USE PERMIT AND SITE PLAN FOR THE BORREGO SOLAR SYSTEMS, INC. SOLAR ENERGY PROJECT AT 2668 SWETT ROAD, TOWN OF RIDGEWAY.

WHEREAS, the Planning Board of the Town of Ridgeway (the "Planning Board") has received an application from Borrego Solar Systems, Inc. for a 5 MW (ac) solar energy generating facility at 2668 Swett Road, Lyndonville, New York 14103, in the Town of Ridgeway (the "Project"); and

WHEREAS, the Planning Board has, acting as Lead Agency pursuant to the State Environmental Quality Review Act ("SEQRA"), issued a Negative Declaration of Environmental Significance for the Project and no agency has objected to the Town acting as Lead Agency; and

WHEREAS, the Planning Board has conducted a duly noticed public hearing and referred the Project to the County Planning Board.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Town of Ridgeway that:

- The Planning Board hereby makes the following findings
- a. The proposed Project is a Utility-Scale Solar Energy System as defined in Section 790 of the Town Zoning Code
- b. The proposed Project meets all setbacks and other requirements, including height limitations and coverage ratios for utility scale solar under the Town Code. The Project is proposed for use district in which utility solar is authorized.
- c. In accordance with the criteria of the Town Code the proposed Project is accessible to emergency vehicles and personnel, all support structures and devices are non-reflective or painted a drab color, the information provided demonstrates that the system shall not reflect solar rays onto neighboring properties, public roads, or public parks, artificial lighting is shielded and limited to safety purposes only.
- d. The Site Plan meets all requirements of the Town Zoning Code, including providing for necessary landscaping and screening.

- e. As noted in the environmental review, the development of the Project will not have a significant adverse impact on fish, wildlife, or plant species or their habitat or other significant habitats identified by local, state or federal agencies.
- f. The proposed special use is consistent with the general intent of the Town's Comprehensive Plan and with each of the specific purposes set forth in the Town Zoning Code.
- g. The location, size and use of the structures involved, nature and intensity of the operations involved and size and layout of the site in relation to the proposed special use are such that it will be compatible with the orderly development of the zoning district.
- h. Operation of the proposed special use is no more objectionable to the uses of nearby properties, by reason of dust or smoke emission, noise, odors, fumes, pollution of air or water, including subsurface waters, unsightliness or similar conditions, than would be the operation of any permitted use.
- i. The proposed special use satisfies each and all standards and conditions specified for such special use (utility-scale solar) by the relevant provisions of the Special Use Permit Article of the Town Zoning Code.
- j. In making its determination on the Site Plan for the proposed Project, the Planning Board has considered the General Criteria listed in section 1105 of the Town Zoning Code, to the extent each item is considered appropriate. In addition to the determinations made within the determination of environmental significance,, and those referenced in these Findings, the Board notes that it has reviewed the adequacy of storm-water and drainage facilities, and finds that they are in compliance with the requirements of the Code, reviewed the adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum feasible retention of existing vegetation, considered the protection of adjacent or neighboring properties against noise, glare, unsightliness or nuisances, the adequacy of fire lanes and other emergency zones and the provision of fire hydrant.
- 2. The Special Use Permit and Site are approved subject to the following conditions, which in addition to any conditions for obtaining building or other permits under Section 790 of the Town Zoning Code.
 - a. The Town Engineer review letter dated April 5, 2022 is to be addressed prior to the site plans being signed by the Planning Board Chair.
 - b. The Town Code Enforcement Officer may make an on-site visit at least once over the course of the year, or as may be necessary to insure that the Special Use Permit is being operated in accordance with the conditions specified by the Planning Board.

- c. Special Use Permit approval is conditioned on the Borrego Solar Systems, Inc. Solar Energy Project Operation and Maintenance Site Inspection Protocol per the Town Engineer letter dated April 5, 2022.
- d. Special Use Permit approval is conditioned on the Borrego Solar Systems, Inc. Solar Energy Project (the "Decommissioning Plan") dated February 22, 2022, which is hereby accepted, with the conditions stated in the Town Engineer's April 5, 2022 letter.
- e. Special Use Permit approval is conditioned on the Stormwater Pollution Prevention Plan (SWPPP) for the Borrego Solar Systems, Inc. Solar Energy Project, dated April 26, 2022 and any subsequent revisions requested on behalf of the Town Engineer. No permits shall be issued until the NYSDEC Acknowledgement letter has been received by the Town Building & Zoning Department.
- f. Prior to obtaining a building permit, the Applicant must provide an irrevocable financial security bond (or other form of surety acceptable to the Town of Ridgeway at its discretion) for the removal of the Solar Energy System, with the Town of Ridgeway as the designated assignee/beneficiary, in the amount approved by the Planning Board in the Decommissioning Plan.
- g. The Decommissioning bond or surety shall provide for an annual increase in the amount of the surety to compensate for the cost of inflation or any other anticipated increase in costs of removal, or a mechanism for a licensed engineer retained by the Applicant to submit a revised estimate every three years for approval by the Planning Board.
- h. The owner/operator is responsible for maintaining and replacement of all trees and landscaping as depicted on the approved site plans for the life of the project. All identified trees and landscaping in need of replacement are to be replaced; by the following growing season. All trees shall be installed at a minimum height of 8' at planting and if to be replaced.
- ACOE and NYSDEC permits, if any, are to be obtained and provided to the Town of Ridgeway prior to issuance of permits.
- j. If the use of an approved Solar Energy System is discontinued, the owner or operator shall provide written notice to the Code Enforcement Officer within thirty (30) days of such discontinuance. In any case, Solar Energy Systems are considered inoperative and abandoned after 90 days without electrical energy generation which is consumed onsite (or credit for onsite consumption is received) for Solar Energy Systems or without production of energy and offsite sale to and consumption by one or more customers for Solar Energy Systems.
- k. As part of the requirements for a certificate of completion, at the completion of the project, as-built drawings shall be submitted. These drawings should accurately represent the location of all project related utilities and structures. They should also demonstrate compliance with the Town's Local Law #1 of 2019

3. This Resolution is effective Immediately

PASSED AND ADOPTED BY THE PLANNING BOARD OF THE TOWN OF RIDGEWAY on the 4th day of May 2022

The above resolution was offered by Tim Elliott and seconded by Tom Kline at a meeting of the Planning Board held on Wednesday, May 4, 2022. Following discussion thereon, the following roll call vote was a taken and recorded for the site plan approval:

4 Ayes (Chairman Fenton, Kathy Blackburn, Tom Kline, Tim Elliott) O Navs.

1 abstention (Richard Fisher)

The above resolution was offered by Tim Elliott and seconded by Kathy Blackburn at a meeting of the Planning Board held on Wednesday, May 4, 2022. Following discussion thereon, the following roll call vote was taken and recorded for the Special Use Permit:

4 Ayes (Chairman Fenton, Kathy Blackburn, Tom Kline, Tim Elliott) 0 Navs.

1 abstention (Richard Fisher)

Chairman Fenton asked if there were any other concerns. Tim Elliott stated that the County Planning Board will be sending out a letter informing town planning boards requiring that they will now have to submit projects to the county EMO for recommendations prior to sending to the County Planning Board. Kathy Blackburn stated that she had just received notification that Hoag Library will be offering a training on Wednesday, June 29, 2022. They were unsure of the topic of training at this time. Chairman Fenton asked if there were any other concerns, since there were no other concerns, Chairman Fenton asked for a motion to adjourn the meeting. Tim Elliott made the motion and was seconded by Richard Fisher. All were in favor and the motion was carried. The meeting was adjourned at 7:49 pm.

Part 2 and Part 3 of the SEQR have been attached to the end of these meeting minutes.

Next meeting is scheduled for June 1, 2022 at 7:00 pm.

Respectfully Submitted by Joelle Brown Planning Board Clerk

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

	Agency Use Only [If applicable]
Project;	2888 Swett Road Solar Farm
Date;	Mey 4, 2022

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

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

Tips for completing Part 2:

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

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) If "Yes", answer questions a - j. If "No", move on to Section 2.		O 🔽 YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
 a. The proposed action may involve construction on land where depth to water table is less than 3 feet. 	E2d	Ø	
b. The proposed action may involve construction on slopes of 15% or greater.	E2f		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	Ø	_
 d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material. 	D2a	Ø	
 The proposed action may involve construction that continues for more than one year or in multiple phases. 	D1e	Ø	0
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	Z Z	
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	Bli	Ø	
o. Other impacts:		Ø	

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inlaccess to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) If "Yes", answer questions a - c. If "No", move on to Section 3.	nibit 🔽 1	чо [YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact ma
a. Identify the specific land form(s) attached:	E2g	0	
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	ЕЗс		0
c. Other impacts;		0	0
3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1, D.2, E.2.h) If "Yes", conswer questions a - l. If "No", move on to Section 4.	_ □N	o Z	YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	Ø.	
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	Ø	
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	Ż	
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	Ø	
 The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments. 	D2a, D2h	Ø	
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2¢	Ø	
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	Ø	
The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	Ø	
The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	Ø	
The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	Z)	
. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	Ø	

1. Other impacts:	_	Ø	
4. Impact on groundwater The proposed action may result in new or additional use of ground water, may have the potential to introduce contaminants to ground water or an ac (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If "Yes", answer questions a - h. If "No", move on to Section 5.	or 🔽 puifer,	NO	□YES
	Relevant Part I Question(small	to lar
 The proposed action may require new water supply wells, or create additional demander on supplies from existing water supply wells. 	nd D2c		
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c		Ð
 The proposed action may allow or result in residential uses in areas without water and sewer services. 	D1a, D2c	0	0
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E21	0	0
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	0	
The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E21	0	0
The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, B2l, D2c	D	0
Other impacts:		D	
Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.	□no		YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
The proposed action may result in development in a designated floodway.	E2î	Ø	
The proposed action may result in development within a 100 year floodplain.	E2j	521	
The proposed action may result in development within a 500 year floodplain.	E2k	EZ)	
The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	Ø	
he proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	Ø	
there is a dam located on the site of the proposed action, is the dam in need of repair,	Ele	Ø	

g. Other impacts:		ন্ত্ৰ	0
6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) If "Yes", answer questions a - f. If "No", move on to Section 7.	☑ 1	10 [YES
	Relevant Part I Question(s	small	Moderate to large impact ma
 a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: More than 1000 tons/year of carbon dioxide (CO₂) More than 3.5 tons/year of nitrous oxide (N₂O) More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) More than .045 tons/year of sulfur hexafluoride (SF₆) More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions 43 tons/year or more of methane 	D2g D2g D2g D2g D2g D2g	0 0 0 0	00000
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardou air pollutants.	D2g	0	
The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	0	
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	0	
The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour,	D2s	8	а
Other impacts:		D·	
Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part I. E.2. If "Yes", answer questions a - j. If "No", move on to Section 8.	mq.)	□NO	∠ YES
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E20	Ø	_
The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o ·	· 🛭	
The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	Ø	
The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government	Е2р	Ø	

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	ЕЗс	2	0
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E2n	Ø	
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project si	te. E2m	Ø	
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source:	Elb	Ø	0
 i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides. 	of D2q	Z	Ģ
Other impacts: USFWS: Monarch Butterfly (Candidate)		Ø	
Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. If "Yes", answer questions a - h. If "No", move on to Section 9.	and b.)	□NO	∠ YES
	Relevant Part I Question(s)	No, or small impact	
	Part I	smell	1
The proposed action may impact soil classified within soil group I through 4 of the	Part I Question(s)	smell impact may occur	to large impact may occur
The proposed action may impact soil classified within soil group I through 4 of the NYS Land Classification System. The proposed action may sever, cross or otherwise limit access to acticultural land.	Part I Question(s) E2c, E3b	small impact may occur	to large impact may occur
The proposed action may impact soil classified within soil group I through 4 of the NYS Land Classification System. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). The proposed action may result in the excavation or compaction of the soil profile of	Part I Question(s) E2c, E3b E1a, Elb	small impact may occur	to large impact may occur
The proposed action may impact soil classified within soil group I through 4 of the NYS Land Classification System. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). The proposed action may result in the excavation or compaction of the soil profile of active agricultural land. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10	Part I Question(s) E2c, E3b E1a, Elb	smell impact may occur	to large impact may occur
The proposed action may impact soil classified within soil group I through 4 of the NYS Land Classification System. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). The proposed action may result in the excavation or compaction of the soil profile of active agricultural land. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District. The proposed action may disrupt or prevent installation of an agricultural land	Part I Question(s) E2c, E3b E1a, E1b E3b E1b, E3a	smell impact may occur	to large impact may occur
The proposed action may impact soil classified within soil group I through 4 of the NYS Land Classification System. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). The proposed action may result in the excavation or compaction of the soil profile of active agricultural land. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District. The proposed action may disrupt or prevent installation of an agricultural land management system. The proposed action may result, directly or indirectly, in increased development	Part I Question(s) E2c, E3b E1a, E1b E3b E1b, E3a E1 a, E1b C2c, C3,	smell impact may occur	to large impact may occur

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are sharp contrast to, current land use patterns between the proposed project a scenic or aesthetic resource. (Part 1, E.1.a, E.1.b, E.3.h.) If "Yes", answer questions a - g. If "No", go to Section 10.	in 🗸	NO	□YES
	Relevant Part I Question(s	small	to large impact ma
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	! E3b	D	ď
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b		0
 c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round 	E3h		
d. The situation or activity in which viewers are engaged while viewing the proposed action is:	E3h		
i. Routine travel by residents, including travel to and from work	E2q,		
ii. Recreational or tourism based activities	Elç		0
The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	В	D
There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 3-5 mile 5+ mile	Dia, Bia, Dif, Dig	Ð	
Other impacts:		0	0
D. Impact on Historic and Archeological Resources			
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) If "Yes", answer questions a - e. If "No", go to Section 11.	√NC) [YES
The proposed action may occur wholly or partially within, or substantially contiguous	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	D	Ö
The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	0	0
The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.	E3g	п	ū

15	_	'	-
If any of the above (a-d) are answered "Moderate to large impact may		_	
e. occur", continue with the following questions to help support conclusions in Part	3:	.	
 The proposed action may result in the destruction or alteration of all or par of the site or property. 	E3f	g, o	
 The proposed action may result in the alteration of the property's setting or integrity. 	E3e, E3 E3g, E1	-	
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E1b B3e, E3i E3g, E3i C2, C3		- 1
11. Impact on Open Space and Recreation	1, 00		
The proposed action may result in a loss of recreational opportunities or reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.	₽ [▼	ON	YES
	Relevan Part 1 Question	small small	to las
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	E2h, E2m, E2o, E2n, E2n	0	0
The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	Ð	0
. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q		0
The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	C	٥
Other impacts;		0	o o
			Ives
and proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1, P.3.4)	VN	. [_	,
If "Yes", answer questions a - c. If "No", go to Section 13.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact ma
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13. The proposed action may result in a reduction in the quantity of the resource or haracteristic which was the basis for designation of the CEA.	Relevant Part I	No, or small impact	Moderate to large impact ma
the proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13. The proposed action may result in a reduction in the quantity of the resource or haracteristic which was the basis for designation of the CEA.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact ma occur

13. Impact on Transportation The proposed action may result in a change to existing transportation syste (See Part 1. D.2.j)	ems.	NO [YES
If "Yes", answer questions a - f. If "No", go to Section 14.	Relevant Part I Question(a	No, or small impact may occu	Modern to large impact m
 a. Projected traffic increase may exceed capacity of existing road network. 	D2j	III III	
 The proposed action may result in the construction of paved parking area for 500 or more vehicles. 	D2j	.0	ū
c. The proposed action will degrade existing transit access.	D2j	Q.	
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j		-
e. The proposed action may alter the present pattern of movement of people or goods.	D2j		· · ·
f. Other impacts:		0	0
14. Impact on Energy The proposed action may cause an increase in the use of any form of energy (See Part 1. D.2,k) If "Yes", answer questions a - e. If "No", go to Section 15.	_]Yes
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k		
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k		0
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k		
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	Dig	0	
e. Other Impacts:			
15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor light (See Part 1. D.2.m., n., and o.) If "Yes", answer questions a - f. If "No", go to Section 16.	ing. []NO	<u></u>	/ES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
The proposed action may produce sound above noise levels established by local regulation.	D2m		0
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, ticensed day care center, or nursing home.	D2m, E1d	0	-
c. The proposed action may result in routine odors for more than one hour per day.	D20		0

 The proposed action may result in light shining onto adjoining properties. 	D2n		
 The proposed action may result in lighting creating sky-glow brighter than existing area conditions. 	D2n, E1a	ם	٥
area conditions. Other impacts:		0	

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	D	
b. The site of the proposed action is currently undergoing remediation.	Eig, Eih	0	ם
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	Elg, Elb	D	Ö
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	Elg, Elh	0	a
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	Elg, Elh	۵	D
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	0	Q
 The proposed action involves construction or modification of a solid waste management facility. 	D2q, E1f		
i. The proposed action may result in the uncarthing of solid or hazardous waste.	D2q, E1f		p.
. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	В	0
The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	Elf, Elg Elh	0	0
The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	Elf, Elg		D
The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	D .	:: -

17. Consistency with Community Plans	_		
The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ##################################	ν	o [YES
If "Yes", answer questions a - h. If "No", go to Section 18.	Relevant Part I Question(s)	No, or small impact may occu	Moderate to large impact ms
 a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s). 	C2, C3, D1a E1a, E16	0	D
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	0	0
 The proposed action is inconsistent with local land use plans or zoning regulations. 	C2, C2, C3		. 0
 The proposed action is inconsistent with any County plans, or other regional land use plans. 	C2, C2		
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	0.	0
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j		П
2. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	D	
. Other:		0	D
8. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3.	⊘ NO		YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3c, E3f, E3g		0
The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4		.0
The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	0	
The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	D	D
The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	0	0
Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	D	6
Other impacts:		0	0

Agency Use Only [IfApplicable]

Date:

Project: 2000 Swall Road Solar Faire

May 4, 2022 Full Environmental Assessment Form Part 3 - Evaluation of the Magnitude and Importance of Project Impacts

Determination of Significance

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

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

Reasons Supporting This Determination:

To complete this section:

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

The Planning Board, as the designated lead agency for this Action, under the provisions of Part 817 of the State Environmental Quality Review Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the proposed Action. Based upon this evaluation, the Planning Board, in a separate resolution adopted on Wednesday, May 4, 2022 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

Determination of Significance - Type 1 and Unlisted Actions							
SEQR Status;	✓ Type 1	Unlisted			•		
Identify portions of	EAF completed for this Project:	Part 1	Part 2	Part 3			

Upon review of the information recorded on this EAF, as not EAF Supporting Information and project maps	ed, plus this additional support infon	metion	
and considering both the magnitude and importance of each id Town of Ridgewey Planning Board	dentified potential impact, it is the co	nclusion of the as lead agency t	hat:
A. This project will result in no significant adverse impastatement need not be prepared. Accordingly, this negative de	claration is issued.		
B. Although this project could have a significant adverse substantially mitigated because of the following conditions where the substantial is not a substantial or substantially mitigated because of the following conditions where the substantial is not a substantial or s	e impact on the environment, that impact on the environment, that impact will be required by the lead agen	pact will be avoid key:	led or
There will, therefore by no cignificant advance '			
There will, therefore, be no significant adverse impacts from the declaration is issued. A conditioned negative declaration may be a C. This Project may result in one or more significant adversament must be prepared to further assess the impact(s) and primpacts. Accordingly, this positive declaration is issued.	or used only for UNLISTED actions	(see 6 NYCRR 6	17.7(d)).
Name of Action: 2888 Swett Road Solar Farm			
Name of Lead Agency: Town of Ridgeway Planning Board			
Name of Responsible Officer in Lead Agency: Thomas Fenton			
little of Responsible Officer: Planning Board Chairperson			
Signature of Responsible Officer in Lead Agency:	Remove Forton	Date:	May 4, 2022
ignature of Preparer (if different from Responsible Officer)	Shaum R. Logue - MRB Group	Date:	May 4, 2022
or Further Information:			
omtact Person: Joalie R. Brown, Planning Board Clerk			
ddress: Ridgaway Town Hall, 410 West Avenue, Medina, NY 14103			
elephone Number: (586)796-0730			
mai): jbrown@townridgeway.org			
r Type 1 Actions and Conditioned Negative Declarations, a	copy of this Notice is sent to:		
nef Executive Officer of the political subdivision in which the action in the second secucies (if any) plicant (if any)		., Town / City / V	illage of)
vironmental Notice Bulletin: http://www.dec.nv.gov/enb/enb.ht	mi		