SOLAR PHOTOVOLTAIC PLANTS

ELLIS TRACT
Dryden, New York 13053

SPECIAL USE PERMIT APPLICATION
ISSUED
FEBRUARY 17, 2017
SUBMITTED TO TOWN BOARD
Town of Dryden, Tompkins County

CODES AND REGULATIONS

NEC 2014
NYS Standard Interconnection Requirements
Town of Dryden Building Code
Town of Dryden Site Plan Review

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C-111	ZONING MAP

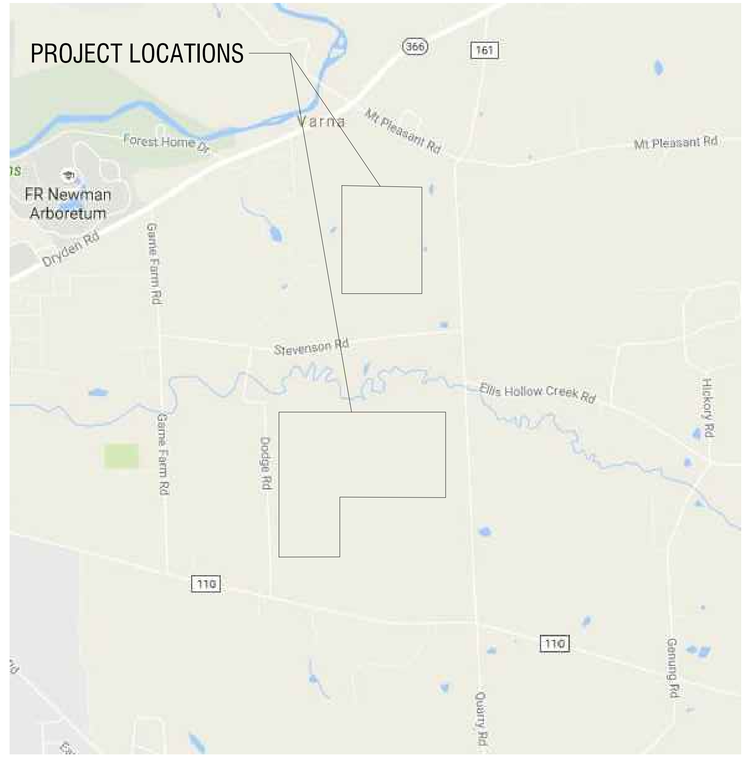
LANDOWNER: CORNELL UNIVERSITY,
UTILIZED TEN PARCELS

DEVELOPER: sun8 PDC LLC
C/O Distributed Sun LLC
601 13th St. NW
Suite 450 South
Washington, DC 2005

ENGINEER: Dan Walker
LABELLA ASSOCIATES D.P.C.

Contact: Bharath Srinivasan
978-319-0683
Bharath@distributedsun.com

Distribution Utility
New York State Electric and Gas



NOT FOR CONSTRUCTION

LABELLA Associates,D.P.C.
300 STATE STREET. SUITE 201
ROCHESTER, NY 14614
P: (585) 454-6110
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ISSUED FEBRUARY 17, 2017

SOLAR PHOTOVOLTAIC PLANTS

LEGEND

STANDARD SYMBOLS

WOODED AREA OUTLINE

RIGHT OF WAY

PROPERTY LINE

CHAIN-LINK FENCE

N4 ARRAY NUMBER

300 0 300' 600'

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ELLIS TRACT PROJECT

DRYDEN, N.Y. 13053

REVISIONS

NO:	DATE:	DESCRIPTION:

PROJECT NUMBER: 2170026

DRAWN BY: TAP

REVIEWED BY:

ISSUED FOR:

DATE: 02/17/2017

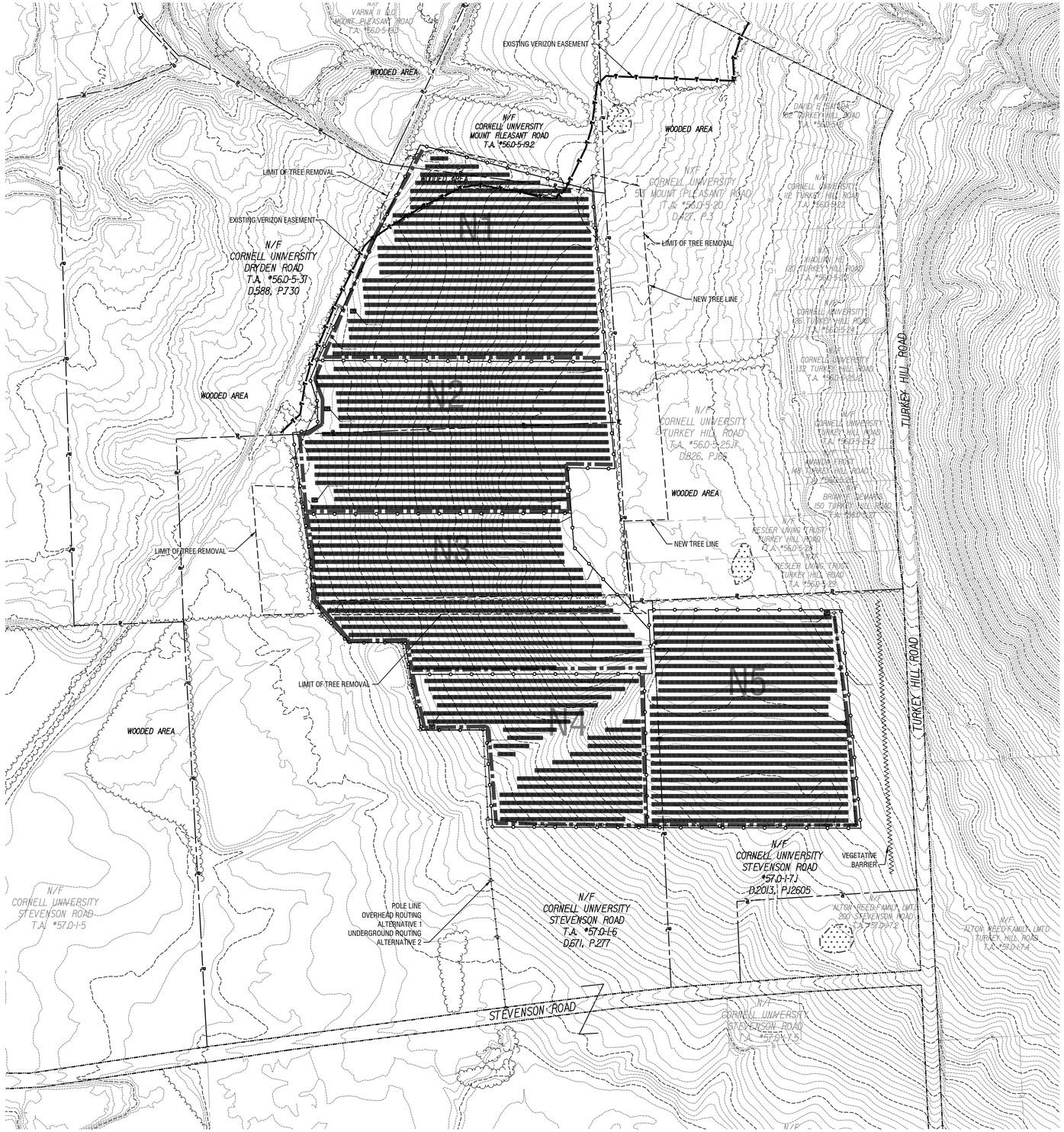
DRAWING NAME:

OVERALL SITE PLAN

DRAWING NUMBER:

C-101

Date & Time: 2/16/2017 9:23 AM By: Petronchak, Tim
Path: X:\sun8 PDC LLC\2170026 - Solar PV Projects Eng Services\Drawings\Civil\AutoCAD\Constructs\Ellis Tract - Dryden, 50 Mt. Pleasant Road, Stevenson & Turkey Hill Road\Cornell Solar Site-R.dwg



Date & Time: 2/16/2017 9:23 AM By: Petronchak, Tim
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DRAWN BY: TAP

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ISSUED FOR:

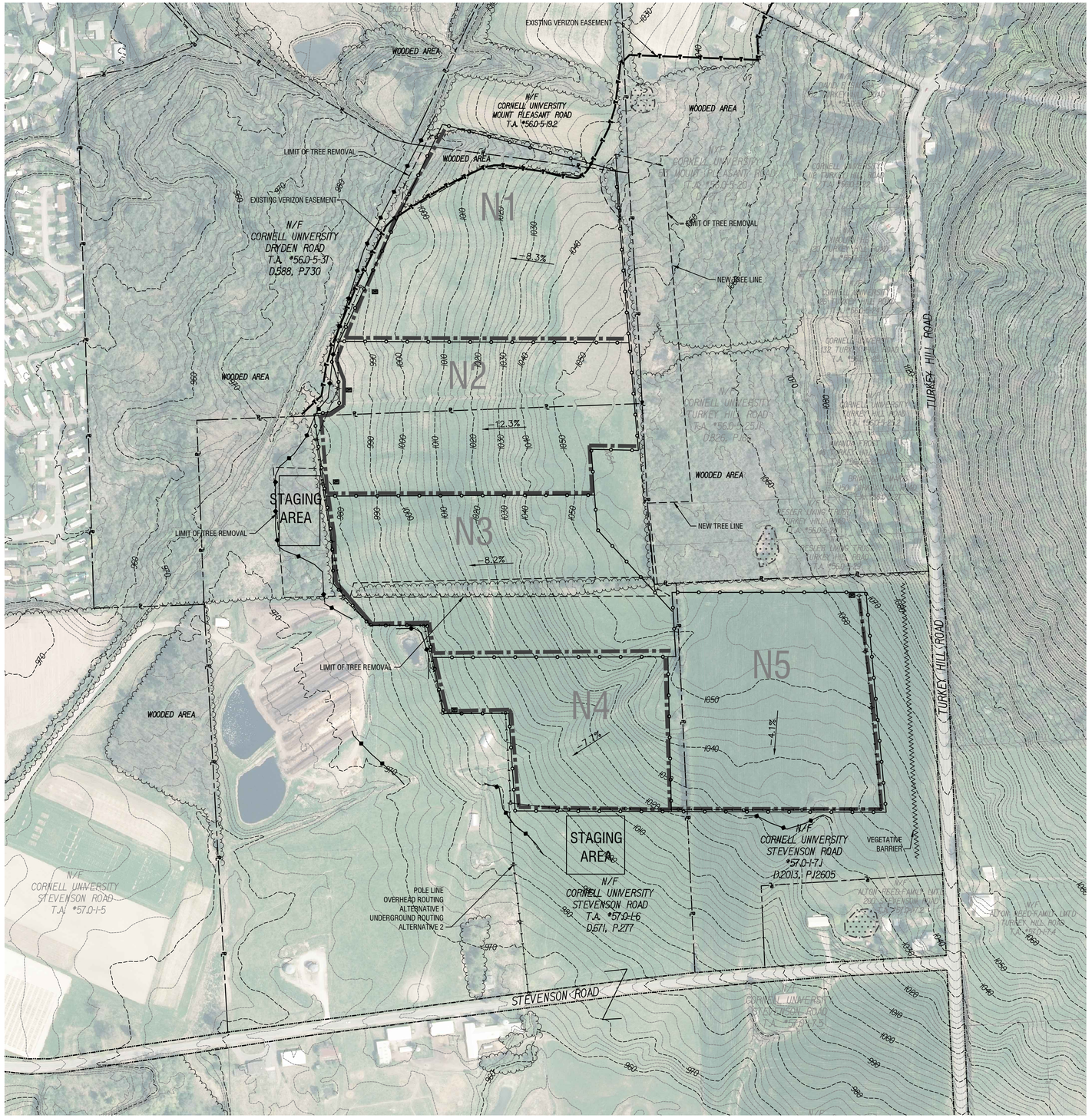
DATE: 02/17/2017

DRAWING NAME:

GROUP "N" SITE PLAN

DRAWING NUMBER:

C-102



LEGEND

STANDARD SYMBOLS

- UTILITY POLE
- FENCELINE
- CENTERLINE
- WOODED AREA OUTLINE
- GRUBBING CLEARING LIMIT
- TREE CUTTING LIMIT
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- RIGHT OF WAY
- PROPERTY LINE
- PV MODULES
- CHAIN-LINK FENCE
- CONCRETE PAD
- SILT FENCE
- E TRENCH
- ELECTRICAL WIRE
- GRAVEL ACCESS ROAD
- VEGETATIVE SCREEN
- WETLAND
- N4 ARRAY NUMBER

TREE REMOVAL REQUIRED

AREA	ACREAGE
WITHIN N1	1.83
E SIDE OF N1, N2, N3	4.41
W SIDE OF N3	1.77
WITHIN N3	1.42
E OF N3	0.07
W OF S1	1.79
NE OF S1	0.39
E OF S2	2.57
WITHIN S3	0.54
WITHIN S4, S5	13.01
E OF S4, S5	3.71
S OF S5	2.11
UTILITY CORRIDOR	1.19
TOTAL	34.81

100 0 100 200 300 400'
1" = 200'

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DATE: 02/17/2017

DRAWING NAME:

GROUP "N" SITE DEVELOPMENT PLAN

DRAWING NUMBER:

C-103

Date & Time: 2/16/2017 9:24 AM By: Petzenhek, Tim
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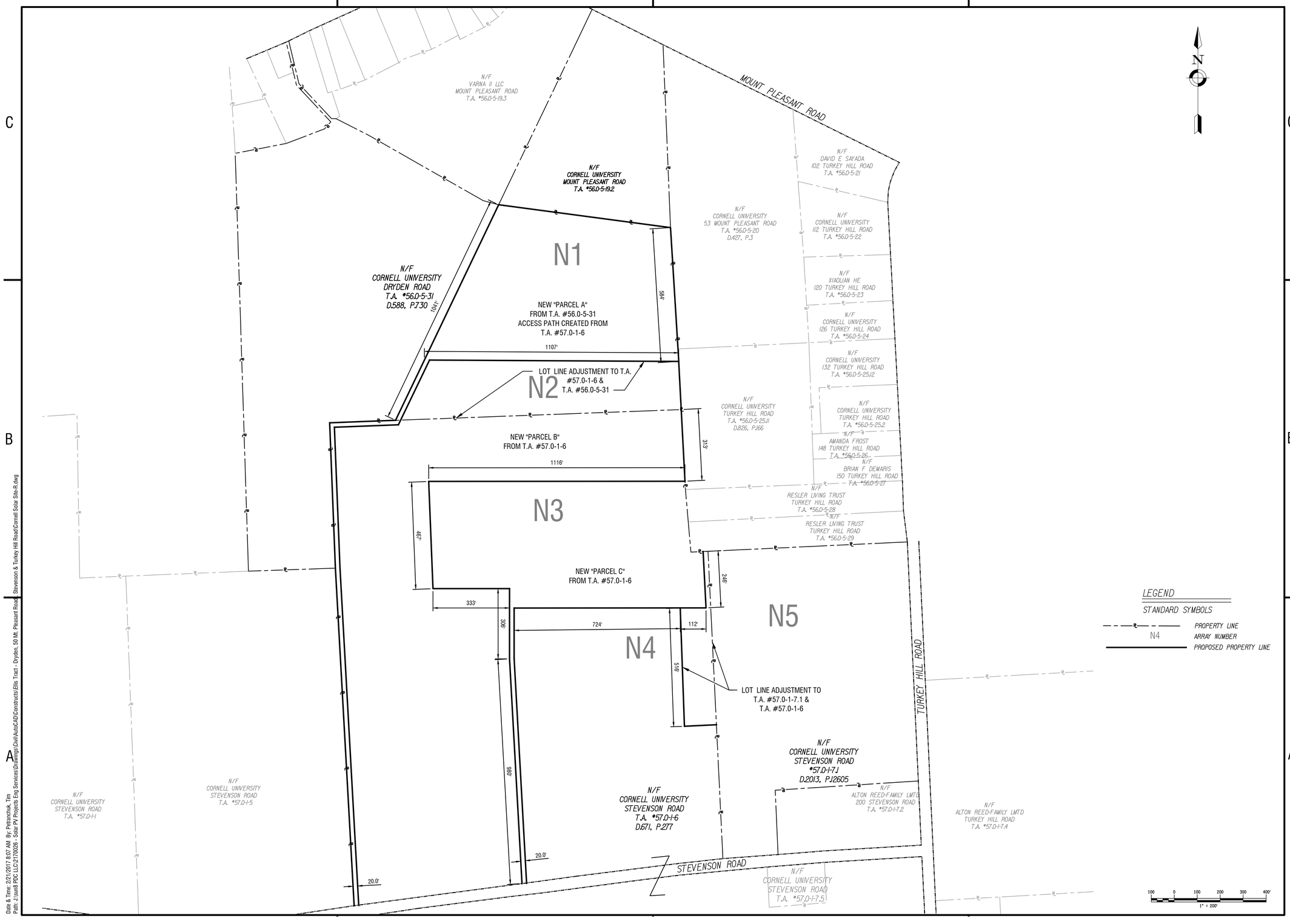

Date & Time: 2/21/2017 8:07 AM By: Potyrancluk, Tim
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PROFESSIONAL ENGINEER

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DRYDEN, N.Y. 13053

REVISIONS

NO:	DATE:	DESCRIPTION:

PROJECT NUMBER: 2170026

DRAWN BY: TAP

REVIEWED BY:

ISSUED FOR:

DATE: 02/17/2017

DRAWING NAME:

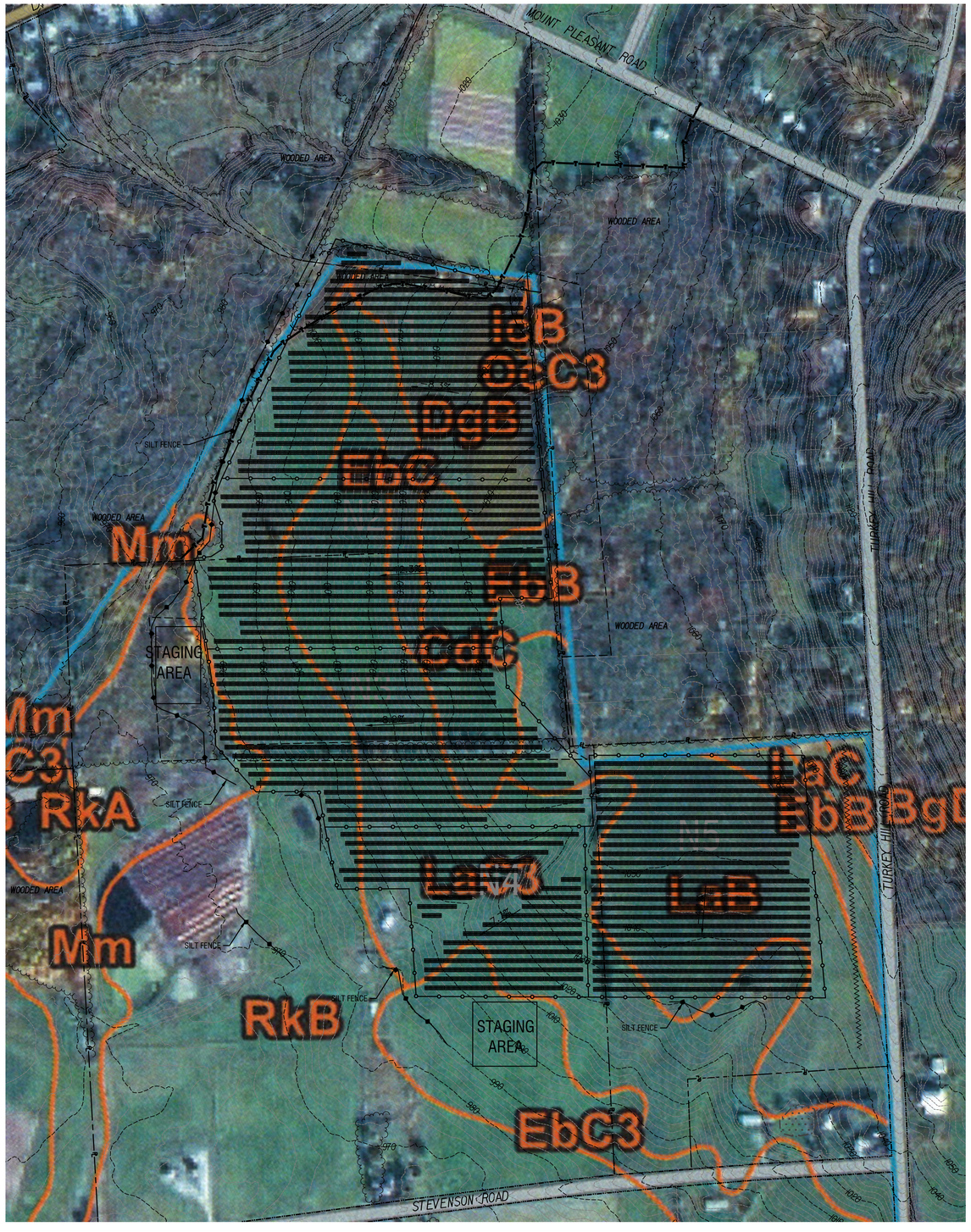
GROUP "N" PROPOSED SUBDIVISION PLAN

DRAWING NUMBER:

C-104

EROSION & SEDIMENT CONTROL NOTES

1. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDES PROJECT PLANS, THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, PLUS THE STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) GENERAL PERMIT (GP-0-10-001) AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS. REFER TO THE PLANS FOR LOCATIONS OF POST-CONSTRUCTION INLET PROTECTION AND POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH SITE DISTURBANCE ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND THE GENERAL PERMIT (GP-0-10-001), BECOME FAMILIAR WITH THEIR CONTENTS, AND COMPLETE AND SIGN A CONTRACTOR'S CERTIFICATION STATEMENT.
3. THE CONTRACTOR SHALL IMPLEMENT BMP'S AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY THE SITE CONDITIONS AT NO ADDITIONAL COST TO THE OWNER, THROUGHOUT ALL PHASES OF CONSTRUCTION
4. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GERNERAL PERMIT.
6. THE CONTRACTOR SHALL REVISE, IF NECESSARY, THE LOCATIONS FOR STOCK PILES/STORAGE AREAS, EQUIPMENT MAINTENANCE AND CLEANING AREAS, WASTE DISPOSAL AREAS, AND AREAS FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
7. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
8. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
9. DUST ON THE SITE MUST BE CONTROLLED. THE CONTRACTOR SHALL PROVIDE A WATER TRUCK TO WATER DOWN CONSTRUCTION ROADS DURING DRY PERIODS TO MINIMIZE DUST GENERATION. THE CONTRACTOR MAY ALSO BE REQUIRED BY THE OWNERS REPRESENTATIVE TO INSTALL ADDITIONAL MEASURES SUCH AS FABRIC ON DOWNWIND FENCES TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL BMP'S PRESENTED TO THESE PLANS AND IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
12. ALL DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS-GRAIN VARIETIES, STRAW-HAY MULCH, WOOD CELLULOSE FIBERS, TACKAFIER, NETTING, OR RECP (EROSION CONTROL BLANKETS).
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED AND/OR VEGETATED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. USE ONLY CONSTRUCTION ENTRANCES DESIGNED ON THIS PLAN TO ACCESS SITE. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO PUBLIC STREETS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE CONTRACTOR SHALL SWEEP AND/OR WASH DOWN PUBLIC STREETS AS NECESSARY THROUGHOUT THE PROJECT.
16. ON-SITE AND OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMPS. THE LOCATIONS OF OFF-SITE STOCKPILES AND BORROW AREAS MUST BE NOTED ON THIS PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
17. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. A BULLDOZER SHOULD TRACK UP AND DOWN SIDE SLOPES (PERPENDICULAR TO CONTOURS) WHERE POSSIBLE.
18. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
19. CONTRACTOR TO LIMIT DISTURBANCE OF SITE. NO UNNECESSARY CLEARING AND/OR GRADING SHALL BE PERMITTED.
20. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND SWPPP UNTIL THEY ARE PERMANENTLY STABILIZED.
21. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS. EXCESS TOPSOIL TO REMAIN ON SITE.
22. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL PRIOR TO PLACEMENT OF FILL.
23. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.
24. STOCKPILE AREAS IN ADDITION TO THOSE CURRENTLY SHOWN ON THE PLAN SHALL BE ADDED TO THIS DRAWING AND SHALL BE SUBJECT TO THE PROVISIONS OF THE SWPPP.
25. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
26. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
27. THE CONTRACTOR SHALL BE RESPONSIBLE TO UPDATE SWPPP AS REQUIRED AND SUBMIT AN NOI.



LEGEND

STANDARD SYMBOLS

- UTILITY POLE
- FENCELINE
- CENTERLINE
- WOODED AREA OUTLINE
- GRUBBING CLEARING LIMIT
- TREE CUTTING LIMIT
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- RIGHT OF WAY
- PROPERTY LINE
- PV MODULES
- CHAIN-LINK FENCE
- CONCRETE PAD
- SILT FENCE
- E TRENCH
- ELECTRICAL WIRE
- GRAVEL ACCESS ROAD
- VEGETATIVE SCREEN
- WETLAND
- N4 ARRAY NUMBER

100 0 100 200 300 400'
1" = 200'

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DRYDEN, N.Y. 13053

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NO:	DATE:	DESCRIPTION:

PROJECT NUMBER: 2170026

DRAWN BY: TAP

REVIEWED BY:

ISSUED FOR:

DATE: 02/17/2017

DRAWING NAME:

GROUP "N" EROSION AND SEDIMENT CONTROL PLAN

DRAWING NUMBER:

C-105

Date & Time: 2/16/2017 9:25 AM By: Petranchuk, Tim
Path: J:\sun8 PDC LLC\2170026 - Solar PV Projects\Eng Services\Drawings\Civil\AutoCAD\Construct\Ellis Tract - Dryden, 50 Mt. Pleasant Road, Stevenson & Turkey Hill Road\Conmel Solar Site-R.dwg

Date & Time: 2/21/2017 2:05 PM By: Pietrzchak, Tim
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STATE OF NEW YORK DANIEL R. WALKER 055228 PROFESSIONAL ENGINEER

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GROUP "S" SITE PLAN

DRAWING NUMBER:

C-106

TREE REMOVAL REQUIRED

AREA	ACREAGE
WITHIN N1	1.83
E SIDE OF N1, N2, N3	4.41
W SIDE OF N3	1.77
WITHIN N3	1.42
E OF N3	0.07
W OF S1	1.79
NE OF S1	0.39
E OF S2	2.57
WITHIN S3	0.54
WITHIN S4, S5	13.01
E OF S4, S5	3.71
S OF S5	2.11
UTILITY CORRIDOR	1.19
TOTAL	34.81

LEGEND

STANDARD SYMBOLS

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- SILT FENCE
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- ELECTRICAL WIRE
- GRAVEL ACCESS ROAD
- VEGETATIVE SCREEN
- WETLAND
- N4 ARRAY NUMBER

100 0 100 200 300 400'
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DRAWING NAME:

GROUP "S" SITE DEVELOPMENT PLAN

DRAWING NUMBER:

C-107

Date & Time: 2/21/2017 2:10 PM By: Petrarchuk, Tim
Path: J:\sun8 PDC LLC\2170026 - Solar PV Projects\5 Eng Services\Drawings\Civil\AutoCAD\Constructs\Ellis Tract - Dryden, 50 Mt. Pleasant Road\Stevenson & Turkey Hill Road\Cornell Solar Site-R.dwg

4 3 2 1

C B A

N/F
CORNELL UNIVERSITY
STEVENSON ROAD
T.A. *57.0-1-4

D.671, P.277

N/F
CORNELL UNIVERSITY
ELLIS HOLLOW ROAD
T.A. *57.0-1-10
D.646, P.925

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *57.0-1-9.1

ELLIS HOLLOW CREEK ROAD

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *57.0-1-9.2

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-6

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-4

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-7.6
D.? P.?

N/F
CORNELL UNIVERSITY
DODGE ROAD
T.A. *67.0-1-3

S1

782'

N/F
CORNELL UNIVERSITY
98 DODGE ROAD
T.A. *67.0-1-1

LOT LINE ADJUSTMENT TO
T.A. #67.0-1-4 & T.A.
#56.0-5-31

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-27.2

757'

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-7.2

S4

NEW "PARCEL A"
FROM T.A. #67.0-1-3

S2

616'

N/F
APPEL LESLIE DVM D
78 DODGE ROAD
T.A. *67.0-1-2

N/F
ROBERT J. ARMSTRONG
301 TURKEY HILL ROAD
T.A. *67.0-1-75.1

NEW "PARCEL A"
FROM T.A. #67.0-1-7.2

S5

777'

TURKEY HILL ROAD

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-7.3

N/F
LAURA & DARIN MILLER
74 DODGE ROAD
T.A. *67.0-1-33.1

NEW "PARCEL B"
FROM T.A. #67.0-1-3

S3

978'

DODGE ROAD

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-8.1

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-7.2

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-8.2

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-10

N/F
JANIS GRAHAM, ROBERT KUEHN
ELLIS HOLLOW ROAD
T.A. *67.0-1-34.2

N/F
TERRY & SUSAN HABECKER
15 DODGE ROAD
T.A. *67.0-1-29.13

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-11

N/F
SOPHIA STEH
11 DODGE ROAD
T.A. *67.0-1-29.12

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-23.1

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-12

N/F
KATHERINE & JERAMY
KRUSER
7 DODGE ROAD
T.A. *67.0-1-29.11

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-29.2

N/F
CORNELL UNIVERSITY
TURKEY HILL ROAD
T.A. *67.0-1-28

LEGEND

STANDARD SYMBOLS

PROPERTY LINE

N4 ARRAY NUMBER

PROPOSED PROPERTY LINE

100 0 100 200 300 400'
1" = 200'

N

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DRYDEN, N.Y. 13053

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PROJECT NUMBER: 2170026

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ISSUED FOR:

DATE: 02/17/2017

DRAWING NAME:

GROUP "S" PROPOSED SUBDIVISION PLAN

DRAWING NUMBER:

C-108

NOTE:
SEE SWPPP NOTES ON SHEET C-105.

LEGEND

STANDARD SYMBOLS

- UTILITY POLE
- FENCELINE
- CENTERLINE
- WOODED AREA OUTLINE
- GRUBBING CLEARING LIMIT
- TREE CUTTING LIMIT
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- RIGHT OF WAY
- PROPERTY LINE
- PV MODULES
- CHAIN-LINK FENCE
- CONCRETE PAD
- SILT FENCE
- E TRENCH
- ELECTRICAL WIRE
- GRAVEL ACCESS ROAD
- VEGETATIVE SCREEN
- WETLAND
- N4 — ARRAY NUMBER

100 0 100 200 300 400'
1" = 200'

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GROUP "S" EROSION AND SEDIMENT CONTROL PLAN

DRAWING NUMBER:

C-109

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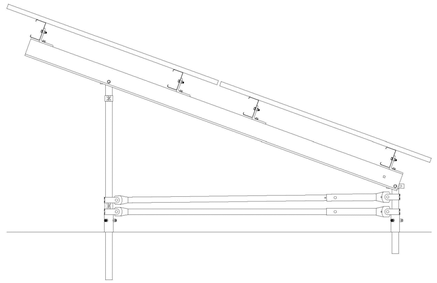
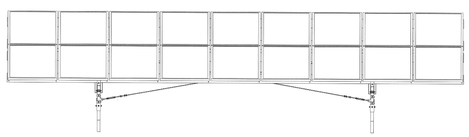


SIDE VIEW



FRONT VIEW

TYPICAL RACKING PROFILE

Dimensions without Roof

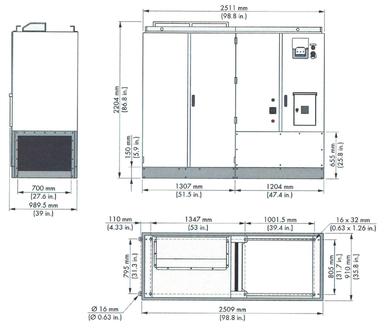


Figure 11: Dimensions without roof

Width	Height	Depth	Weight
8 ft. 2.59 in. (2,511 mm)	7 ft. 2.78 in. (2,204 mm)	2 ft. 11.83 in. (910 mm)	4,045 lb (1,835 kg)

Dimensions with Roof

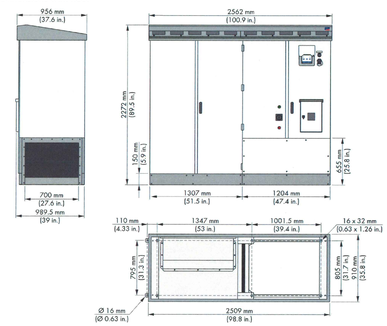
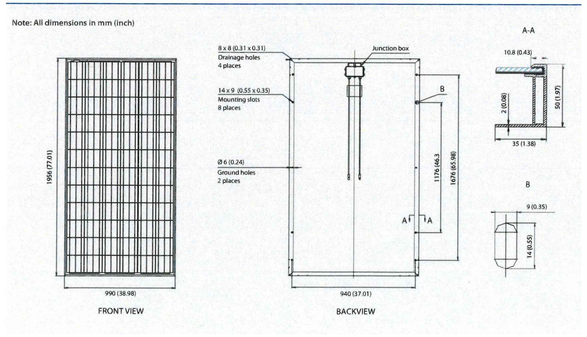


Figure 10: Dimensions with Roof

Width	Height	Depth	Weight
8 ft. 4.87 in. (2,562 mm)	7 ft. 5.45 in. (2,272 mm)	3 ft. 1.64 in. (956 mm)	4,123 lb (1,870 kg)

TYPICAL CENTRAL INVERTER

Dimensions



TYPICAL SOLAR PANEL

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MISCELLANEOUS DETAILS

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