



westonandsampson.com

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Site Plan Review Application

September 2025

**PINE HILL WRRF SOLAR LLC 533
KW DC/490 KW AC SOLAR
PHOTOVOLTAIC DEVELOPMENT**

PREPARED FOR:
PINE HILL WRRF SOLAR LLC

SUBMITTED TO:
SHANDAKEN PLANNING BOARD

September 25, 2025

1 Winners Circle, Suite 130, Albany, NY 12205
Tel: 518.463.4400

Shandaken Planning Board
Shandaken Town Hall
7209 Rte. 28, P.O. Box 134
Shandaken, NY 12480

Re: **Site Plan Review Application**
Pine Hill WRRF Solar LLC Solar Photovoltaic Development
8811 New York 28, Big Indian, NY 12410

Dear Members of the Shandaken Planning Board:

Weston & Sampson PE, LS, LA, Architects, PC (Weston & Sampson) is submitting this Site Plan Review application, to be filed with the Town of Shandaken Planning Board, for the above-mentioned project on behalf of Ameresco (d/b/a Pine Hill WRRF Solar LLC) (the Applicant).

The Applicant proposes to construct a ground mounted solar photovoltaic (PV) development with a total capacity of approximately 533 kilowatt (kW) direct current (DC) / 490 kW alternating current (AC) at the existing Pine Hill Wastewater Treatment Plant located at 8811 New York 28, Big Indian, NY 12410, on the parcel identified as Section 4.14, Block 1, Lot 46. Construction will include an access drive, equipment pad and a ground mounted solar PV array. The proposed solar PV development covers approximately 2.5 acres of the 10.9-acre parcel.

This Site Plan Review Application includes the following appendices:

- Appendix A – Project Narrative and Summary of Applicability to Town of Shandaken Code
- Appendix B – Site Plan Review Application Form
- Appendix C – Short Environmental Assessment Form
- Appendix D – Site Plan
- Appendix E – Site Plan Checklist
- Appendix F – Radius Map Report
- Appendix G – Locus Map
- Appendix H – Area Map
- Appendix I – Existing Conditions Map
- Application Fees: \$250.00 - Site Development Disturbance Fee payable by certified check to Town of Shandaken

Eight copies of this Site Plan Review Application and associated appendices have been included with this submittal, as well as four hard copies of the site plan and a PDF copy, in accordance with the application requirements.

If you have any further questions or require any additional information, please feel free to contact me by phone at (978) 532-1900 or by email at costello.melinda@wseinc.com.

Sincerely,
WESTON & SAMPSON PE, LS, LA, ARCHITECTS, PC



Robert J. Bukowski, P.E.
Project Manager

cc: Steve McDonough, Pine Hill WRRF Solar LLC

Appendix A - Project Narrative

Introduction

Pine Hill WRRF Solar LLC (the Applicant) proposes to construct a ground mounted solar photovoltaic (PV) development with a total capacity of approximately 533 kilowatt (kW) direct current (DC) / 490 kW alternating current (AC) at the existing Pine Hill Wastewater Treatment Plant, located at 8811 New York 28, Big Indian, NY 12410. Construction will include an access drive, equipment pad, and a ground mounted solar PV array, encompassing approximately 2.5 acres of the 10.9-acre parcel identified as Section 4.14, Block 1, Lot 46. The project site is situated within the R1.5 Residential Zoning District.

The application is hereby submitted to the Shandaken Planning Board in accordance with Chapter 116 Article VIII of the Town Code. The project is considered an accessory use in the R1.5 Residential Zoning District. The Site Plan Review Application Form is included in **Appendix B**.

Proposed Project

The proposed solar PV array is located on the west side of New York Route 28 in the Hamlet of Big Indian within the Town of Shandaken, New York. The parcel (Section 4.14, Block 1, Lot 46) is comprised of approximately 10.9 acres and includes the active Pine Hill Wastewater Treatment Plant. The parcel contains two wetland resource areas recognized by the National Wetlands Inventory, including a 0.76-acre freshwater pond and a riverine. The site is bordered by forested areas to the south.

The proposed development covers approximately 2.5 acres of the 10.9-acre parcel. As currently designed, the 533 kW DC/490 kW AC solar PV array is ground mounted and comprised of a fixed tilt ballasted racking system. The development is a behind-the-meter solar system. There are two portions of the array, separated by an existing structure of the Pine Hill Wastewater Treatment Plant. In between these two portions lies the proposed switchboard location. The northern edge of the array is setback more than 50 feet from the property line running along NY Route 28.

Access to the site will utilize the existing access drive from NY Route 28, located on the northern portion of the parcel. The existing 20-foot wide access drive enters the site from the northeast corner of the parcel and provides access to the proposed switchboard location, situated between the two portions of the array. This proposed access drive is the proposed emergency vehicle entrance.

The name of the Project Applicant is:

Pine Hill WRRF Solar LLC
111 Speen Street, Suite 410
Framingham, MA 01701
Contact: Steve McDonough
Phone: (413)209-1608
Email: smcdonough@ameresco.com

The name and contact information of the Engineer authorized to represent the Project Applicant:

Weston & Sampson, PE, LS, LA, Architects, PC
1 Winners Circle, Suite 130
Albany, NY 12205
Contact: Rob Bukowski, P.E.
Phone: (978) 532-1900
e-mail: bukowski.rob@wseinc.com

State Environmental Quality Review Act

Pursuant to the SEQRA Regulations, this project constitutes a Type II Action, requiring no further review under SEQRA. Pursuant to 6 NYCRR 617.5(c)(14)(iv), installation of solar energy arrays involving 25 acres or less of physical alteration on a publicly-owned wastewater treatment facility are a Type II Action. This project will involve far less than 25 acres on an existing wastewater treatment facility owned and operated by the City of

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New York.

Compliance with Town Code

Included in this submission is a site plan (**Appendix D**) intended to meet requirements set forth in the Town Code and the Special Permit/Site Plan Review Application Form. Provisions of the Town Code relative to the project, followed by an analysis of the project's compliance with the applicable provisions (in underlined font), are listed below. The outlined regulations represent an analysis primarily applicable to Chapter 116 of the code, including Article VII Section 36 Solar Access and Article VIII Site Plan Review and Approval.

Accessory Use

Pursuant to Section 116-10 of the Town Code, an accessory use or structure that is incidental to the permitted or special permit use and located on the same lot, not otherwise specified in the Section 116-10 Use Chart, is permitted within the R1.5 District. Here, the solar project will be incidental to the wastewater treatment facility located on the same parcel. As discussed in other portions of this Narrative, this project is what is known as a behind the meter project. In other words, the electricity generated by this project is conducted in the same way as solar arrays placed on a residential home. Similarly, the production of the electricity from the project will not produce more than the typical usage of the wastewater treatment facility. More specifically, the project will only produce approximately 57% of the wastewater facility's typical electrical usage, based on the project's nameplate capacity. Therefore, the project constitutes a permitted accessory use for this parcel.

CHAPTER 116 ARTICLE VI SECTION 36. Solar Access.

To the extent practicable and in accordance with Chapter 742 of the Laws of 1979, the accommodation of solar energy systems and equipment and the protection of access to sunlight for such equipment shall be encouraged in the application of the various review and approval provisions of this chapter.

Acknowledged.

CHAPTER 116 ARTICLE VIII. Site Plan Review and Approval.

Section 47. When required. In accordance with § 116-10, District Schedule of Use Regulations, prior to consideration of the issuance of a building permit or certificate of occupancy or use in any district, except for a one- or two-family dwelling and except for mobile homes, including double wide mobile homes and modular or manufactured homes to be placed on individually owned lots and related accessory or general agricultural uses permitted by either right or special use permit, including home occupations, the Zoning Enforcement Officer shall require the preparation of a site plan. The Zoning Enforcement Officer shall refer the applicant to the Planning Board for site plan review and approval in accordance with § 274-a of the Town Law and the standards and procedures set forth in this article.

Acknowledged.

Section 48. Sketch plan conference.

- (a) A sketch plan conference between the Planning Board and the applicant shall be held to discuss the applicability of the site plan review and approval procedure to the intended development for which the building permit or certificate of occupancy or use is sought.

Ameresco met attended Planning Board workshops on 10/30/2024 and 7/20/2025. The Board requested a landscape plan which was presented at the 7/20/2025 meeting.

- (b) The Planning Board shall make its determination based upon review of the project's scope and the basic land use and site design concept, as shown by a sketch plan drawn to scale and accompanying statements provided by the applicant and describing at a reasonable level of detail what is proposed.

Acknowledged.

- (c) At the sketch plan conference, the Planning Board shall, with the advice of its professional planning consultant, take one of three actions:
1. Determine that the project is limited in scope, with compatible land use, site and building design characteristics, thus requiring no further review under this article, with such determination restricted to applications including the establishment of permitted uses within existing complying structures or the limited modification of existing conforming uses and complying structures wherein no substantial site improvements are either required or proposed.
 2. Determine that the project does require full review under this article, based upon the project's scope and/or land use, site and building design characteristics, and advise the applicant of site plan submission requirements in accordance with § 116-49.
 3. Require additional sketch plan information prior to making a determination regarding the applicability of the site plan review and approval procedure.

Acknowledged.

- (d) In order to assist the Planning Board in its determination, the applicant shall submit, as may be applicable, the further data discussed below, during the sketch plan discussion:
1. An area map keyed to the real property tax maps, showing the parcel under consideration for site plan review and all properties, subdivisions, streets and easements within 200 feet of the boundaries thereof.
 2. A map of site topography at no more than ten-foot contour intervals.

Acknowledged.

Section 49. Application for site plan approval.

An application for site plan approval shall be made in writing to the Planning Board and shall be accompanied by four prints of a site plan which includes information drawn from the following checklist of items, as determined necessary by the Planning Board at the time of the sketch plan conference, and which is provided on a drawing certified by a licensed engineer, architect, landscape architect and/or land surveyor:

Attached to this application to the Planning Board are Appendix D, which contains a site plan for the proposed solar PV development intending to meet the above requirements, and Appendix E, which contains a copy of the above site plan checklist, demonstrating the requirements met.

- (a) Site plan checklist.
1. Title of drawing, including name and address of applicant and person(s) responsible for preparation of such drawing.
Included in the site plan.
 2. North arrow, scale and date.
Included in the site plan.
 3. Accurate boundaries of the property plotted to scale.
Included in the site plan.
 4. Existing watercourses.
A radius map report containing existing watercourses and wetland features surrounding the property is included as a supplemental attachment in **Appendix F.**
 5. Grading and drainage plan showing existing and proposed contours at an appropriate interval to be specified by the Planning Board at the sketch plan conference, with two-foot contour intervals and soils data generally required on that portion of any site proposed for development where general site grades exceed 5% or there may be susceptibility to erosion, flooding or ponding.

There is no proposed grading for this development. The solar PV array will be constructed on the existing grade.

6. Location, proposed use and height of all buildings.

There are no buildings proposed for construction.

7. Location, design and construction materials of all parking and truck-loading areas, with access and egress drives thereto.

There are no proposed parking or truck-loading areas for construction.

8. Provision for pedestrian access.

Not applicable.

9. Location of outdoor storage of equipment and materials, if any.

Included in the site plan.

10. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences.

There are no proposed site improvements.

11. Description of the method of sewage disposal and the location, design and construction materials of such facilities.

Not applicable.

12. Description of the method of securing water supply and the location, design and construction materials of such facilities.

Not applicable.

13. Location of fire and other emergency zones, including the location of the nearest water supply for fire emergencies.

Acknowledged.

14. Location, design and construction materials of all energy distribution facilities, including electrical, gas and solar energy.

Included in the site plan.

15. Location, size and design and construction materials of all proposed signage.

There is no proposed commercial signage; however, an emergency contact sign with Ameresco's contact information will be posted on the fence.

16. Location and proposed development of all buffer areas, including indication of existing vegetative cover.

There is no vegetative cover in close proximity to the proposed location of the solar PV array.

17. Location and design of outdoor lighting facilities, including data regarding, when appropriate, lighting levels both within the site and at the site's boundaries.

There are no proposed outdoor lighting facilities.

18. Designation of the amount of building area proposed for retail sales, office use or similar commercial activity.

There are no building areas proposed for retail sales, office use or similar commercial activity.

19. Detailed landscaping plan and planting schedule, including the number, size, type and location of all canopy trees or understory trees, shrubs and ground covers to be planted.

Proposed plantings are shown on the Site Plan.

20. Building elevations and sections at a scale sufficient to delineate clearly the massing and the exterior materials, textures and colors of all buildings and other structures shown on the site plan.

There are no buildings proposed for construction.

21. Other elements integral to the proposed development, as considered necessary by the Planning Board, including the identification of any state or county permits required for the project's execution.

Not applicable.

- (b) Required fee. An application for site plan review and approval shall be accompanied by the applicable fee in accordance with the fee schedule established and annually reviewed by the Town Board.

Attached to this application is the required fee of \$250 for site development causing up to one (1) acre of disturbance.

Section 50. Planning Board review of site plan.

The Planning Board's review of a site plan shall include, as appropriate, but is not limited to, the following:

- (a) General considerations.

1. Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers, structures and traffic controls.
2. Adequacy and arrangement of pedestrian traffic access and circulation, walkways, control of intersections with vehicular traffic and overall pedestrian convenience.
3. Location, arrangement, appearance and sufficiency of off-street parking and loading.
4. Location, arrangement, size, design and general site compatibility of principal and accessory buildings, lighting and signage.
5. Adequacy of stormwater and drainage facilities.
6. Adequacy of water supply and sewage disposal facilities.
7. Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise-deterring buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.
8. In the case of an apartment complex or other multiple dwelling, the adequacy of usable open space for play areas and informal recreation.
9. Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.
10. Adequacy of fire lanes and other emergency zones and water supply for fire emergencies.
11. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.
12. Compatibility of building design with existing characteristics of the neighborhood.

Acknowledged. The applicable considerations listed above have been incorporated into the site plan for the proposed solar PV development, which is included in **Appendix D.**

- (b) Consultant review. In its review, the Planning Board may consult with the Town Building Inspector, the Zoning Enforcement Officer, Superintendent of Highways, other local and county officials and its designated private consultants, in addition to representatives of state agencies, including but not limited to the State Department of Transportation and the State Department of Environmental Conservation.

Acknowledged.

- (c) Public hearing. The Planning Board shall conduct a public hearing on the application for site plan approval. The public hearing shall be conducted within 45 days of the receipt of the application and shall be advertised in a newspaper of general circulation in the town at least five days before the public hearing.

Acknowledged.

- (d) Required referral. Prior to taking action on the site plan, the Planning Board shall refer the site plan, when applicable, to the Ulster County Planning Board for advisory review and a report in accordance with §§ 239-l and 239-m of the General Municipal Law.

Acknowledged.

Appendix B – Site Plan Review Application Form

Special Permit and/or Site Plan Review Application

Applicant Information (if applicant is not the owner of the property, a notarized Agent Authorization form must be submitted)

Name

Name of Owner if other than Applicant

Mailing Address

Mailing Address

City/State/Zip

City/State/Zip

Contact Number

Contact Number

Property Information

Section _____ Block _____ Lot _____ Zoning District _____ Size _____ acres

Physical address: _____ which is on the _____
side of _____ road/street/lane, in the Hamlet of _____,
within _____ feet of State/County Highway # _____ in the Town of
Shandaken.

Representative Information

Surveyor or Engineer (preparing the Site Plan)

Other Representative

Mailing Address

Mailing Address

City/State/Zip

City/State/Zip

Contact Number

Contact Number

Use

Current Use _____

Proposed Use (attach additional pages if needed)

STATEMENT

The undersigned as individual owner(s) or as a qualified officer of the corporate owner of the above described property, hereby apply for approval of the proposed use and/or site plan for the development of the property in accordance with the provisions of the Zoning Law of the Town of Shandaken and authorize entry upon the property for site inspections by Planning/Zoning Officials and their authorized representatives. Further, I do hereby affirm that all fees, permits, and charges applicable under the laws and ordinance of the State of New York and Town of Shandaken (including those required for any environmental impact studies, etc) will be paid; also, any legal or engineering fees required, including consultant fees, if warranted, will be paid by applicant(s). Fees are due and payable to: Town of Shandaken upon submission of the application. Any of the additional fees can be paid prior to the final hearing.

Signature(s) Jonathan Mancini Date _____

Note: Compliance with requirements shall be the sole responsibility of the applicant and/or his representative. Under the New York State SEQOR law, it is a requirement to fill out an EAF statement for submission with this application.

Attachment – Plot Plan

Section: _____ Block: _____ Lot: _____

Location of lot: _____

Note: Plot plan must show the configuration of the lot (can be sketch plan) showing all buildings on the Parcel, giving the dimensions of each structure and **must reflect the setbacks of each Structure from the property lines (front/rear/sides.)** Sketch must be drawn to scale with scale indicated (if not providing professional drawings/plat.)

STATEMENT

The undersigned as individual owner(s) or as a qualified officer of the corporate owner of the above described property, hereby apply for approval of the proposed use and/or site plan for the development of the property in accordance with the provisions of the Zoning Law of the Town of Shandaken and authorize entry upon the property for site inspections by Planning/Zoning Officials and their authorized representatives. Further, I do hereby affirm that all fees, permits, and charges applicable under the laws and ordinance of the State of New York and Town of Shandaken (including those required for any environmental impact studies, etc) will be paid; also, any legal or engineering fees required, including consultant fees, if warranted, will be paid by applicant(s). Fees are due and payable to: Town of Shandaken upon submission of the application. Any of the additional fees can be paid prior to the final hearing.

Signature(s)  Date _____

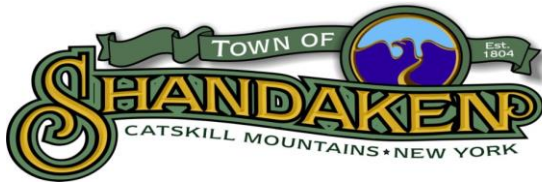
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"The Heart of the Park... Where the Eagle Soars"

www.shandaken.us

Supervisor: (845) 688-7165
Police: (845) 688-9902
Town Clerk: (845) 688-5004
Justice Court: (845) 688-5005
Assessor: (845) 688-5003
Assessor Fax: (845) 688-5708
ZBA/ZEO/Planning: (845) 688-5008
Highway: (845) 688-9901
Fax: (845) 688-2041

P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

Representative/Agent Authorization

Complete the following if the Owner of the property is authorizing an Agent to appear on their behalf to present the application and speak on behalf of the proposed project.

I/we Rohit T. Aggarwala, as the owner(s) of the real property located at 8811 New York 28, Big Indian, NY 12410, identified as SBL# Sec 4.14, Block 1, Lot 46, hereby authorize Pine Hill WRRF Solar LLC to act as my/our agent/representative in my/our application to:

Check all the apply.

- ☒ Building Department (Building Permits)
☒ Planning Board (Lot Line Adjustments, Subdivision, Special Permits/Site Plan Review)
☐ Zoning Board of Appeals (Area and Use Variances)


Parcel Owner Signature

Acknowledgment of Individual

State of _____

County of _____

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

Notary Public

Appendix C – Short Environmental Assessment Form

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned _____ acres or controlled by the applicant or project sponsor?				
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): </div> <div style="margin-top: 5px;"><input type="checkbox"/> Parkland</div>				

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

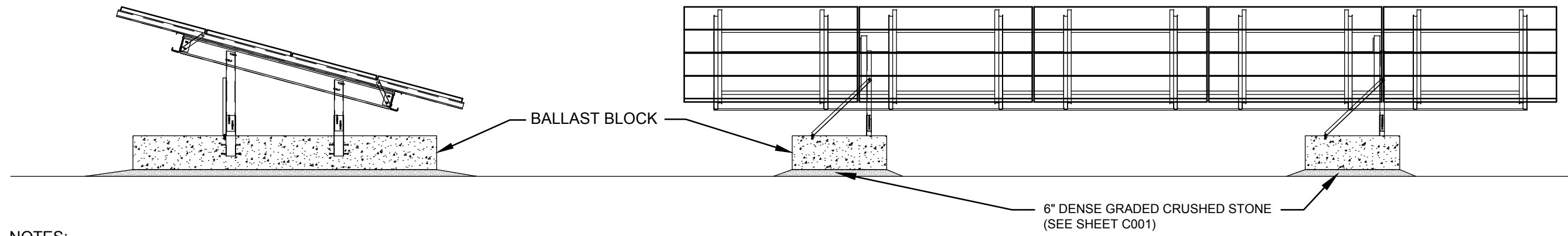
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> Wetland <input type="checkbox"/> Urban Suburban </div>		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px; margin-top: 10px;"> a. Will storm water discharges flow to adjacent properties? </div> <div style="margin-left: 20px; margin-top: 10px;"> b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: _____ Date: _____</p> <p>Signature: <u>Jonathan Mancini</u> Title: _____</p>		

Appendix D – Site Plan



YPA-Pine Hill WRRF Solar LLC
111 Speen Street, Suite 410
Framingham, MA 01701
Tel: (866) 263-7372
www.ameresco.com

C101

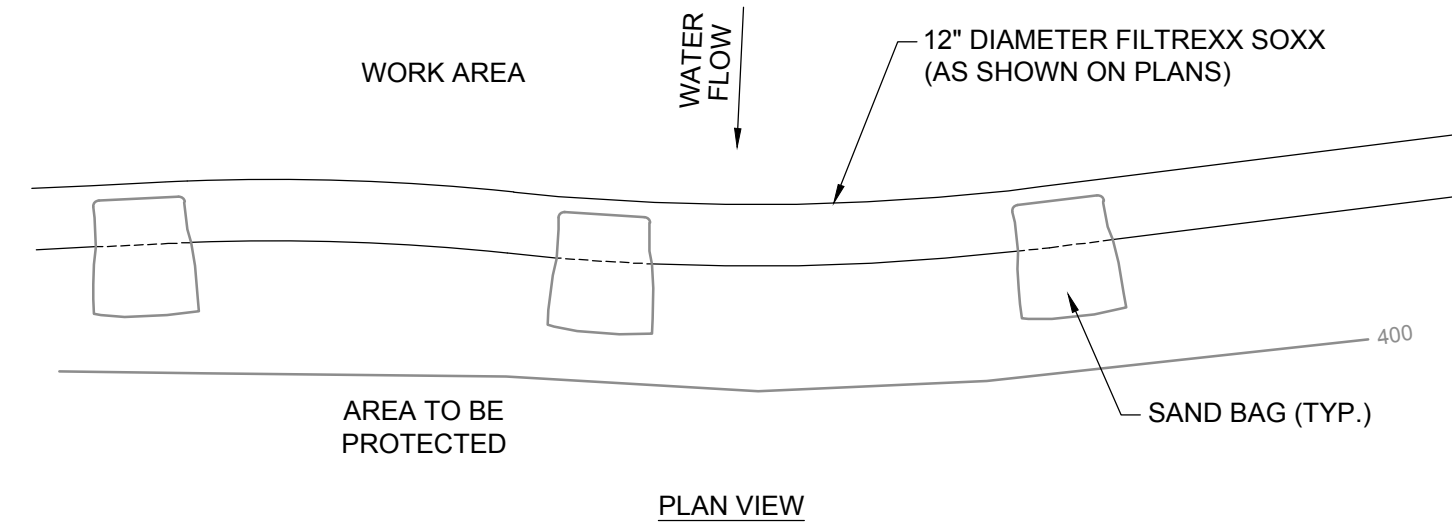


NOTES:

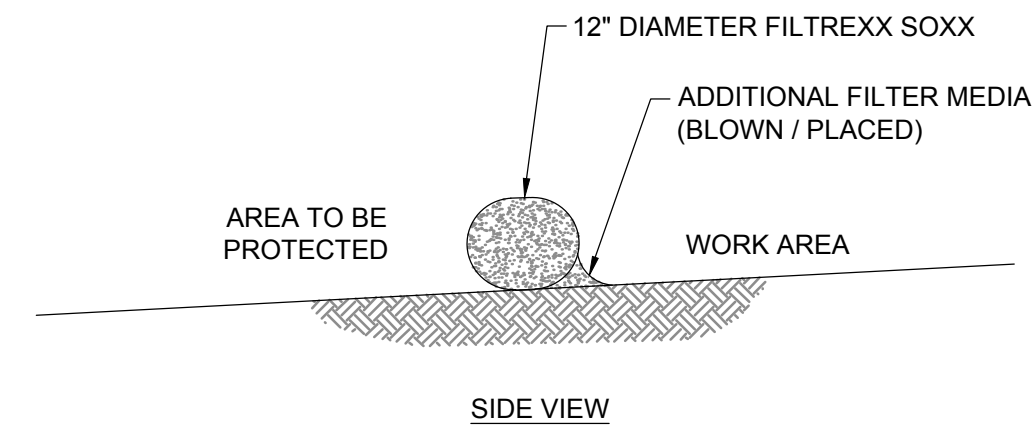
- DESIGN FOR FOUNDATIONS, RACKING, AND MODULES BY OTHERS. DETAILS SHOWN FOR ILLUSTRATION PURPOSES ONLY.

1 BALLAST MOUNTED SOLAR PV ARRAY

SCALE: N.T.S.



PLAN VIEW



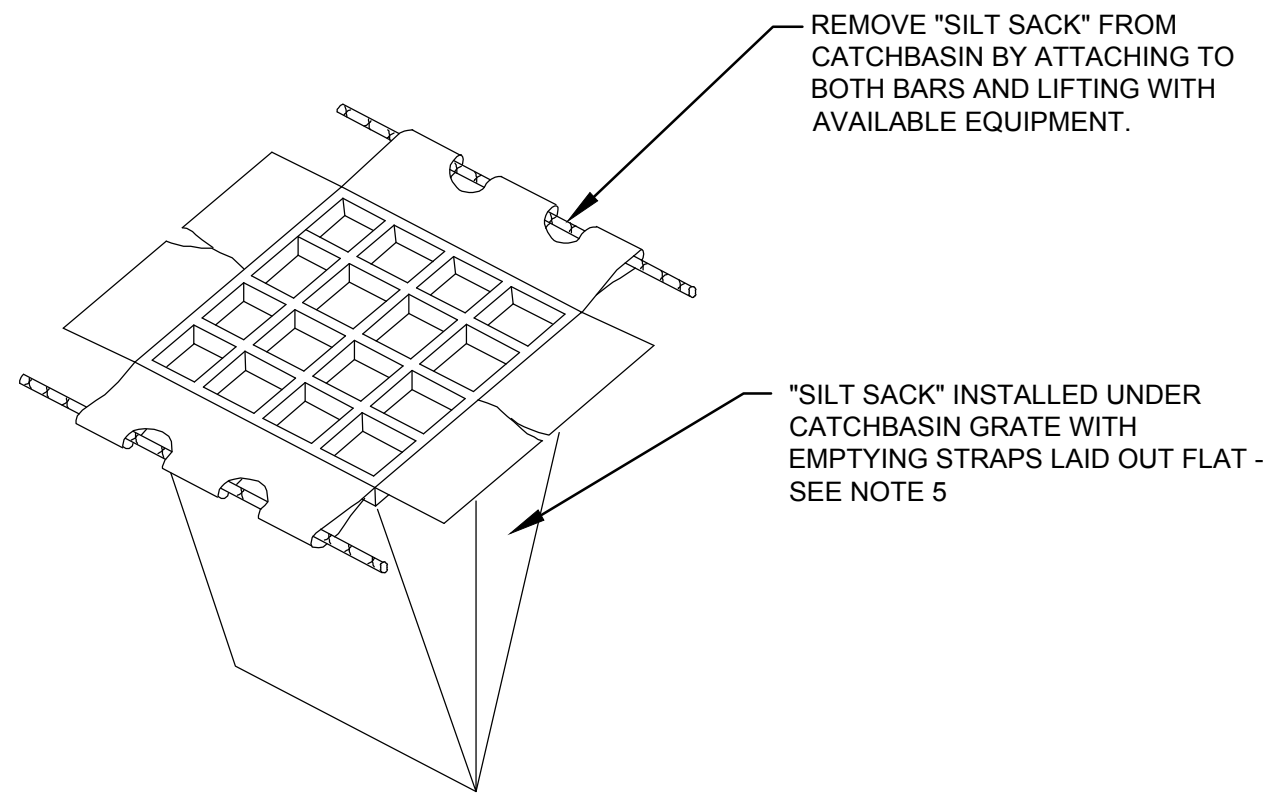
SIDE VIEW

NOTES:

- SUPPORT POSTS OR STAKES ARE PROHIBITED FOR USE TO SECURE SEDIMENT BARRIER.
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
- FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
- SAND BAGS TO BE SPACED EQUALLY TO SECURE COMPOST SOCKS IN PLACE, IF REQUIRED.
- UPON COMPLETION, COMPOST MATERIAL TO BE DISPERSED ON SITE AS DETERMINED BY ENGINEER.

2 SEDIMENT BARRIER - COMPOST SOCK

SCALE: N.T.S.

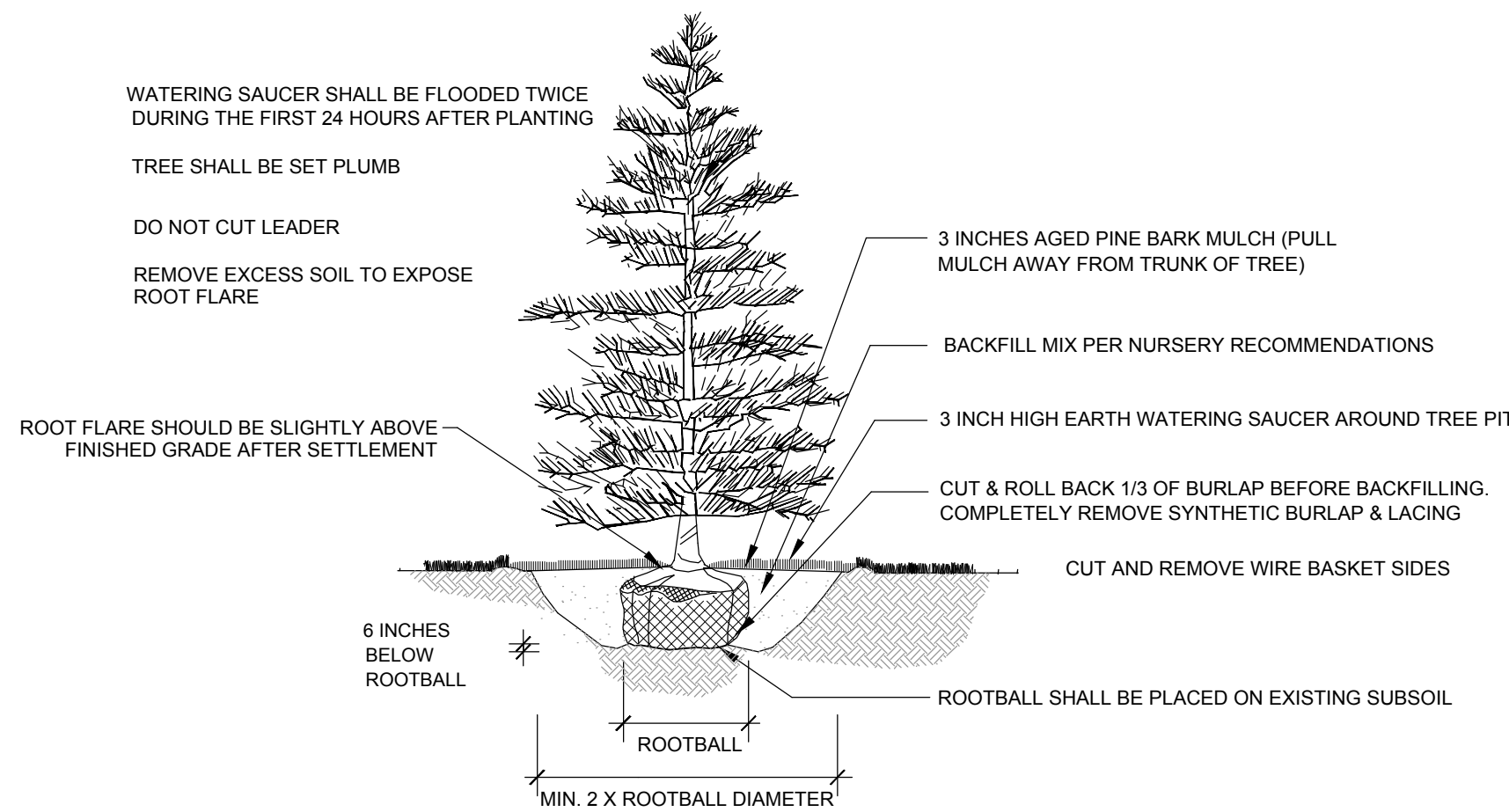


NOTES:

- REMOVE DRAIN GRATE AND INSERT "SILT SACK", MAKING SURE EMPTYING STRAPS ARE LAID FLAT OUTSIDE OF BASIN.
- REPLACE DRAIN GRATE TO HOLD "SILT SACK" INTO POSITION.
- AS "SILT SACK" BECOMES FULL OF SEDIMENT, REMOVE WITH FRONT END LOADER (OR OTHER SUITABLE EQUIPMENT) AND EMPTY IN AN APPROVED LOCATION.
- REPLACE EMPTIED "SILT SACK" BACK INTO CATCH BASIN.
- PRODUCT SHALL BE ACF ENVIRONMENTAL TYPE A SILT SACK OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

3 "SILT SACK" INSTALLATION IN CATCH BASIN

SCALE: N.T.S.



NOTES:

- DETAIL PROVIDED TO SHOW PLANTING REQUIREMENTS.

4 VEGETATIVE SCREENING TREE

SCALE: N.T.S.

Project:
SOLAR PV DEVELOPMENT

8811 NY-28
BIG INDIAN, NY 12410

Weston & Sampson

Weston & Sampson PE, L.S., L.A., Architects, PC
1 Winners Circle, Suite 130
Albany, NY 12205
518.463.4400 800.SAMPSON
www.westonandsampson.com

Applicant:

AMERESCO
Green • Clean • Sustainable

NYPA-Pine Hill WRRF Solar LLC
111 Speen Street, Suite 410
Framingham, MA 01701
Tel: (866) 263-7372
www.ameresco.com

0	09/25/2025	ISSUED FOR PERMITTING
No.	Date	Description

Revisions:

Seal:



Issued For:

PERMITTING

Scale: AS SHOWN

Issued Date: 09/25/2025

Drawn By: DED

Reviewed By: MRC

Approved By: RJB

W&S Project No.: ENG24-1105
W&S File No.: Ameresco NY-PA Pine Hill

Drawing Title:

DETAILS

Sheet Number:

C501

NOT FOR CONSTRUCTION

Appendix E – Site Plan Checklist

Site Plan Checklist

If the application includes the need for a Site Plan, the following checklist will simplify the items that will be required by the Planning Board. Please provide written responses to any required information that cannot be clearly reflected on the Site Plan. If you feel that the requirement is not applicable (N/A), you can check the box indicated. The final decision regarding whether information is necessary lies with the Planning Board.

Done N/A

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Title of drawing, including name and address of applicant and person(s) responsible for preparation of such drawing. |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. North arrow, scale and date. |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Accurate boundaries of the property plotted to scale. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Existing watercourses. |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Grading and drainage plan showing existing and proposed contours at an appropriate interval to be specified by the Planning Board at the sketch plan conference, with two foot contour intervals and soils data generally required on that portion of any site proposed for development where general site grades exceed 5% or there may be susceptibility to erosion, flooding, or ponding. |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Location, proposed use, and height of all buildings. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Location, design, and construction materials of all parking and truck-loading areas, with access and egress drives thereto. |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Provision(s) for pedestrian access. |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Location of outdoor storage of equipment and materials, if any. |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Location, design, and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls, and fences. |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Description of the method of sewage disposal and the location, design, and construction materials of such facilities. |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. Description of method of securing water supply and the location, design, and construction materials of such facilities. |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Location of fire and other emergency zones, including the location of the nearest water supply for fire emergencies. |
| <input type="checkbox"/> | <input type="checkbox"/> | 14. Location, design, and construction materials of all energy distribution facilities Including electrical, gas, and solar energy. |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Location, size, design, and construction materials of all proposed signage. |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Location and proposed development of all buffer areas, including indications of existing vegetative cover. |

- [] [] 17. Location and design of outdoor lighting facilities, including data regarding when appropriate, lighting levels both within the site and at the site's boundaries.
- [] [] 18. Designation of the amount of building area proposed for retail sales, office use, or similar commercial activity.
- [] [] 19. Detailed landscaping plan and planting schedule including the number, size, type, and location of all canopy trees or understory trees, shrubs, and ground covers to be planted.
- [] [] 20. Building elevations and sections at a scale sufficient to delineate clearly the massing and the exterior materials, textures, and colors of all buildings and other structures shown on the Site Plan.
- [] [] 21. Other elements integral to the proposed development, as considered necessary By the Planning Board, including the identification of and State or County permits Required for the project's execution.

ALL ISSUES HAVE BEEN READ AND ADDRESSED FOR THE APPLICATION

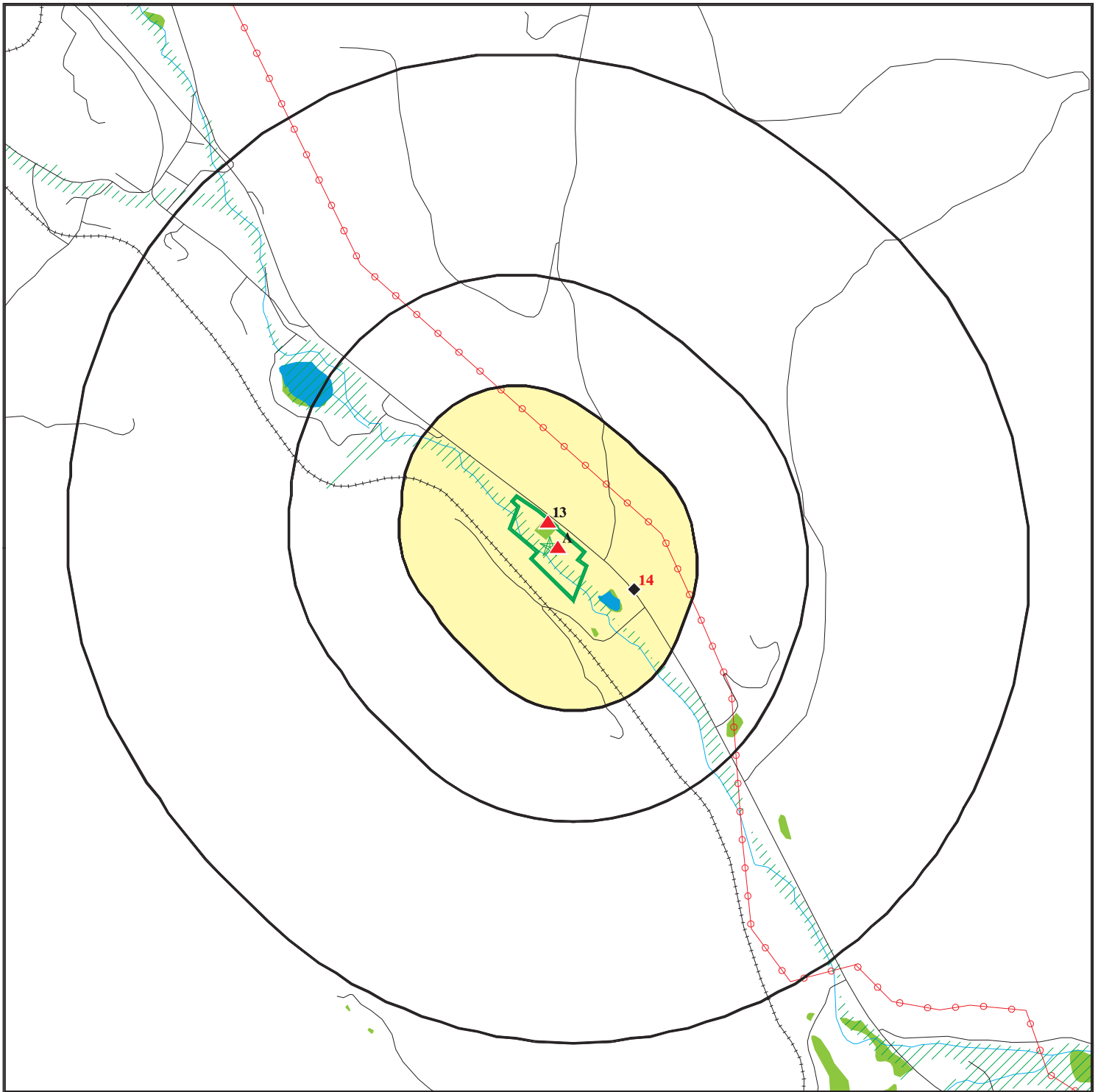
Name of Applicant(s) _____

SBL _____

*******SHORT ENVIRONMENTAL ASSESSMENT FORM FOLLOWS*******

Appendix F - Radius Map Report

OVERVIEW MAP - 7718113.2S



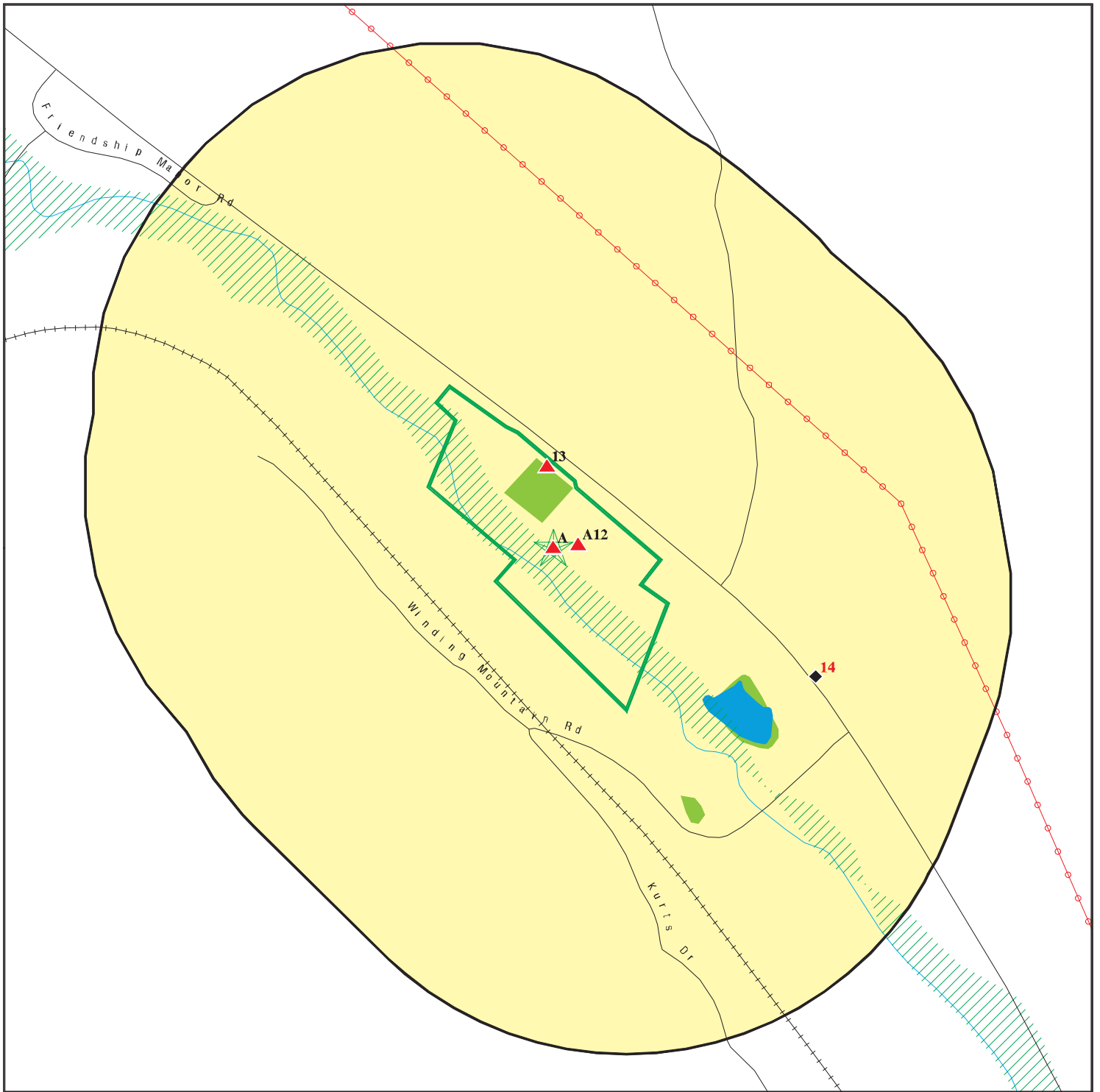
-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Power transmission lines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Pine Hill Wastewater Treatment Plant
 ADDRESS: 8811 New York 28
 Big Indian NY 12410
 LAT/LONG: 42.121924 / 74.463502

CLIENT: Weston & Sampson
 CONTACT: Emily Garbenis
 INQUIRY #: 7718113.2s
 DATE: July 25, 2024 6:50 pm

DETAIL MAP - 7718113.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

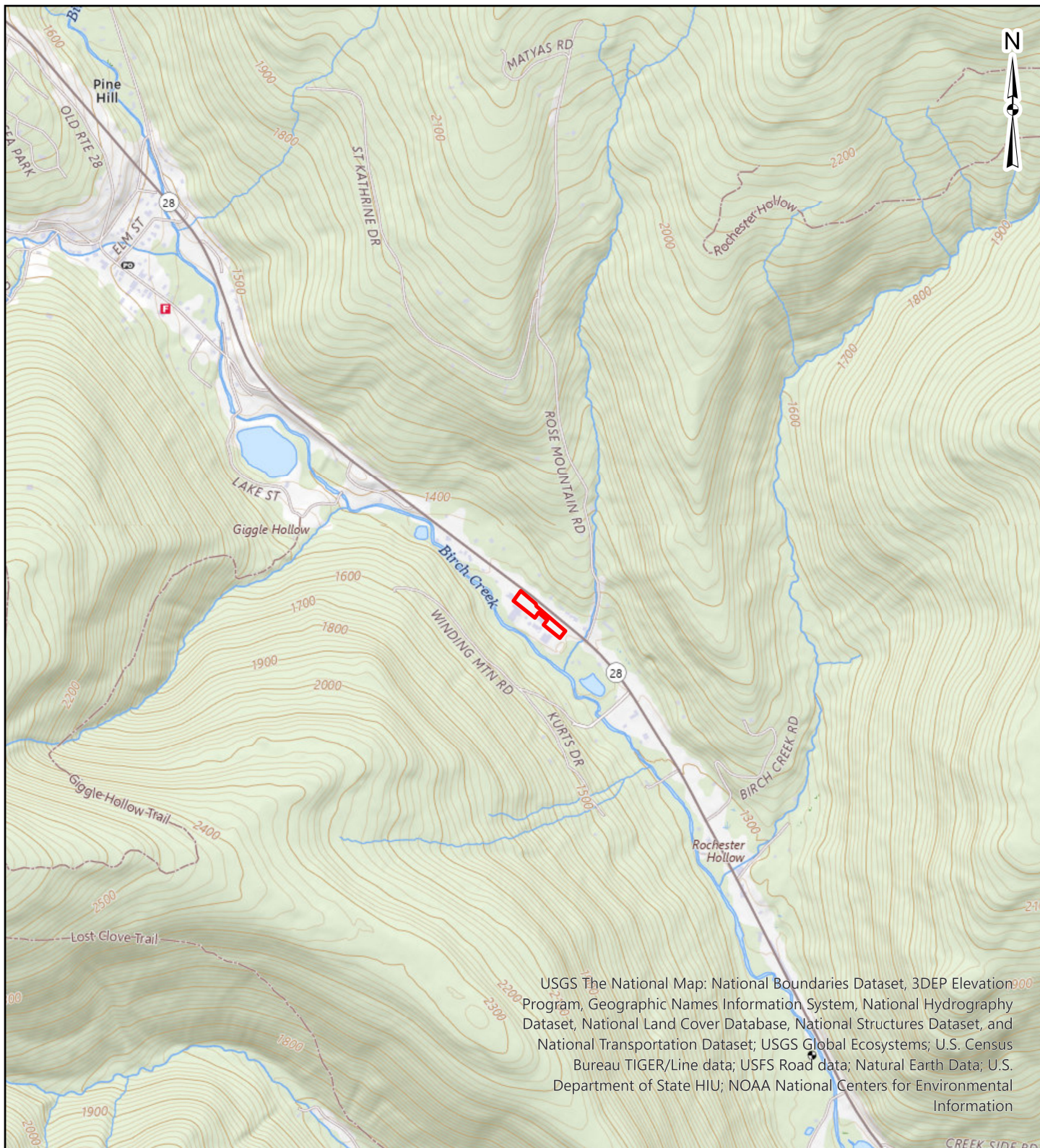
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Pine Hill Wastewater Treatment Plant
 ADDRESS: 8811 New York 28
 Big Indian NY 12410
 LAT/LONG: 42.121924 / 74.463502

CLIENT: Weston & Sampson
 CONTACT: Emily Garbenis
 INQUIRY #: 7718113.2s
 DATE: July 25, 2024 6:51 pm

Appendix G – Locus Map



Legend

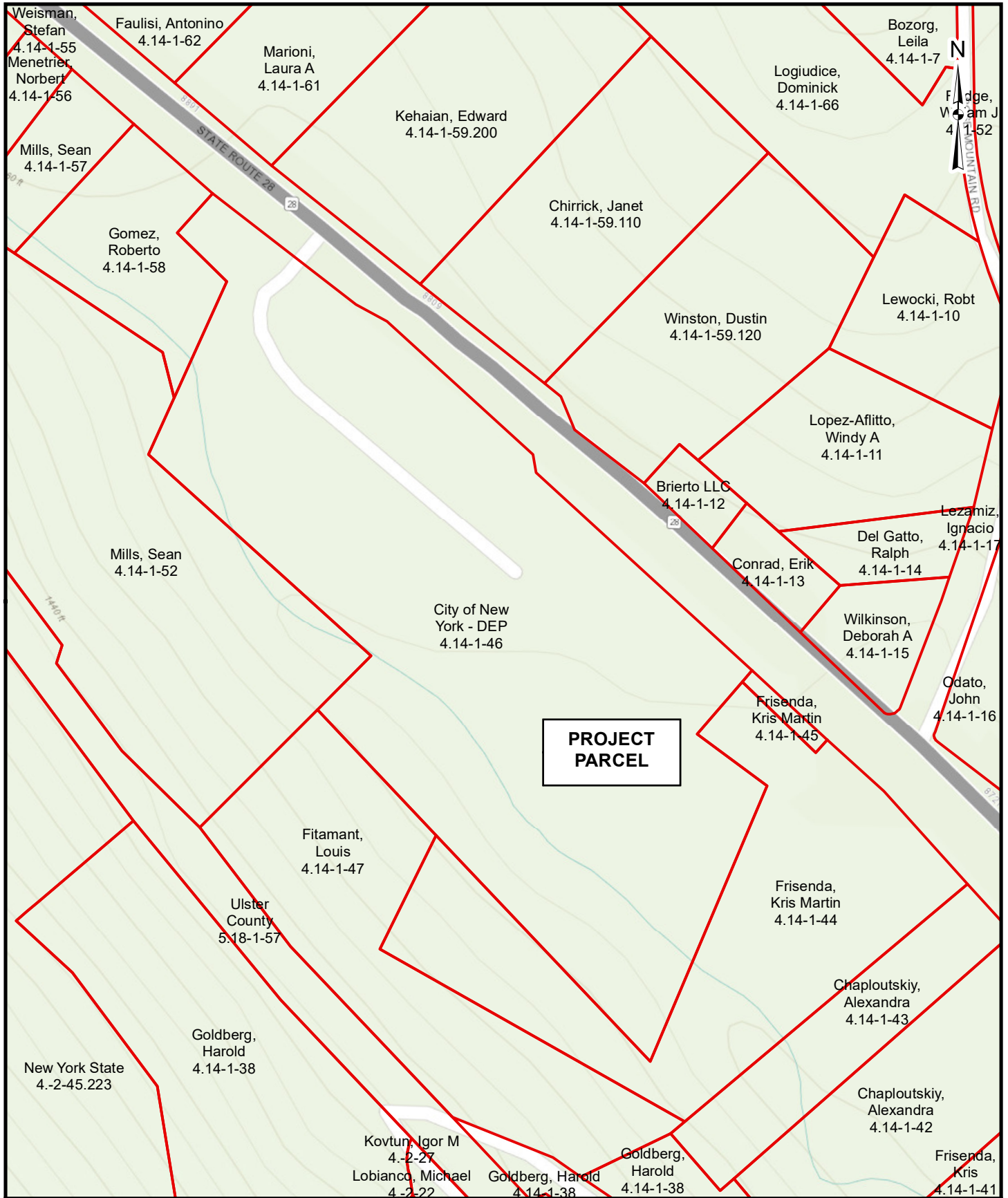
Subject Property

FIGURE 1
8811 NY-28
BIG INDIAN, NEW YORK

LOCUS MAP

0 0.1 0.2 0.3 0.4 0.5
Miles

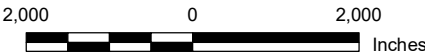
Appendix H – Area Map



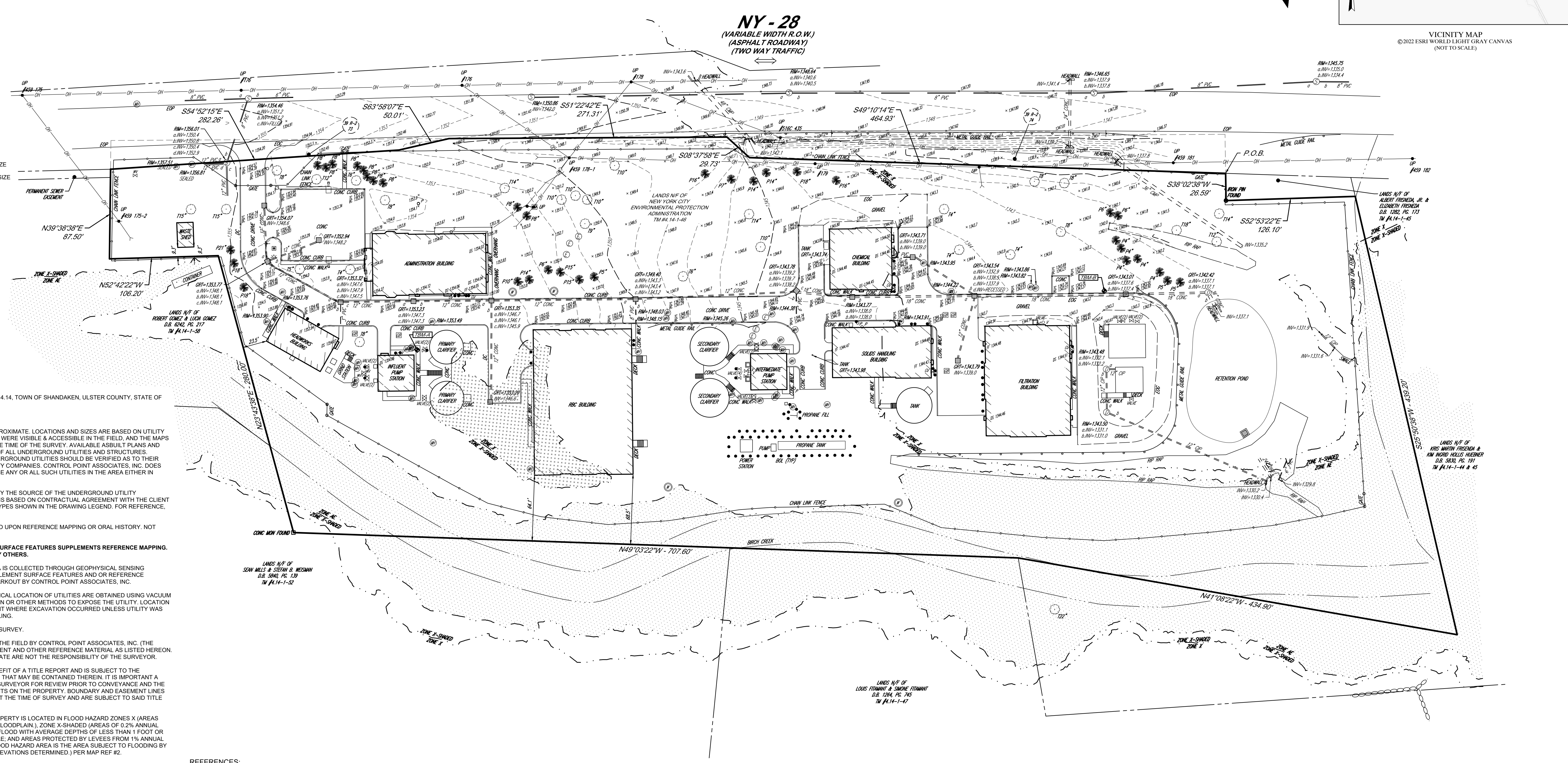
Legend


 Parcels

FIGURE 2
8811 NY-28
BIG INDIAN, NEW YORK
AREA MAP



Appendix I – Existing Conditions Map



1	UPDATED HIGHWAY RIGHT OF WAY		-	D.J.D.	J.J.L.	09-29-2025
	DESCRIPTION OF REVISION		FIELD CREW	DRAWN	APPROVED:	DATE
FIELD DATE 05-19-2025		BOUNDARY & PARTIAL TOPOGRAPHY SURVEY 8811 NY-28 TM #4.14-1-46 TOWN OF SHANDAKEN ULSTER COUNTY, STATE OF NEW YORK				
FIELD BOOK NO. 20						
FIELD BOOK PG. 58						
FIELD CREW B.N. / E.D.		 CONTROL POINT ASSOCIATES INC P 26 AVIATION ROAD ALBANY, NY 12205 518.217.5100 WWW.CPASUREVY.COM				
DRAWN: L.G.K.		WARREN, NY 905.666.0099 CHALFONTS, PA 212.732.0066 MT. LAUREL, NJ 908.897.2099 MANASSAS, VA 703.768.0141 FORT BELLEVILLE, IL 618.284.2444 SOUTHERIDGE, GA 540.563.2665 BOCHSTER, NY 516.461.7319 PHILADELPHIA, PA 215.281.9800 HUDSON VALLEY, NY 845.461.7319 FT. LAUDERDALE, FL 954.565.7611				
REVIEWED: D.J.D.	APPROVED: J.J.L.	DATE 07-28-2025	SCALE 1" = 50'	FILE NO. 09-250120	SHEET 1 OF 1	