

ATTACHMENT C

Supplemented and Restated Exhibit 27

**Niagara Mohawk Power Corporation
d/b/a National Grid**

Case 15-T-0305

Exhibit 27

**Town of Cicero Site Plan Approval
of Marshalling Yards,
and Applications to Town of Cicero for same,
and Descriptions of Marshalling Yards in
Town of DeWitt**



The Planning Board of the Town of Cicero held a meeting on **Monday, December 12, 2016** at **6:30 p.m.** in the Town Hall at 8236 Brewerton Road, Cicero, New York 13039.

Agenda:

- ❖ Pledge of Allegiance
- ❖ Approval of Minutes from the November 28, 2016 Meeting (**Approved**)
- ❖ Site Plan, Niagara Mohawk Power Corp., dba National Grid, 8842 Brewerton Road, Proposed Marshalling Yard, Charles Andrew (**Approved**)
- ❖ Site Plan, Niagara Mohawk Power Corp., dba National Grid, Northern Blvd (Tax Map No. 055.-01-20.0), Proposed Marshalling Yard, Charles Andrew (**Approved**)
- ❖ Site Plan, Public Hearing, Knossos Solar, LLC, 7209 Route 298, Proposed Utility-Scale Solar Farm, Cypress Creek Renewables (**Hearing opened at 7:07pm, closed at 7:21pm**)
- ❖ Board Opinion, Total Veterinary Care, 5663-5701 Circle Drive East, Proposed Veterinary Office, CBD Companies (**Referred to Codes Office**)
- ❖ Site Plan, The Great Outdoors Recreation Center, Inc., 5480 & 5500 Bartel Road, Proposed RV Sales Store, Jerry Fitzpatrick (**Approved**)
- ❖ Zone Change Recommendation, Walnut Hill Development Corp., Orangeport Road (Tax Map No. 116.-01-05.3), R10 to General Commercial, Ianuzi & Romans (**Referral Approved**)

Board Members Present: Bob Smith (Chairman), Mark Marzullo, Joe Ruscitto, Greg Card and Chuck Abbey.

Others Present: Neil Germain, Planning Board Attorney, Mark Parrish, Planning Board Engineer, Richard Hooper, Codes Enforcement and Mark Vanesky, Town Supervisor.

Chairman Smith opened the meeting by noting the locations of the two emergency exits, asked that all cell phones be silenced and noted if anyone had difficulty hearing the proceedings please bring it to the Clerk's attention so the audio system could be adjusted.

Mr. Card led the Pledge of Allegiance.

Chairman Smith: The reorganization meeting is January 9, 2017. We will be keeping the Monday schedule for all meetings in 2017. Note that in October, we will delay the meeting to avoid the Columbus Day holiday.

Thank you to Toni for filling in

Approval of Minutes of November 28, 2016 meeting:



Mr. Marzullo made a motion to approve the Planning Board Minutes from the November 28, 2016 meeting. Mr. Abbey seconded the motion. The Chairman called a vote:

In favor 5 *Opposed* 0 *Abstained* 0 *Motion approved unanimously*

Chairman Smith thanked Toni Mosley for filling in while Lisa was out.

**SITE PLAN
NIAGARA MOHAWK POWER CORP.
DBA NATIONAL GRID
8842 BREWERTON ROAD
PROPOSED MARSHALLING YARD
CHARLES ANDREW**

Tony Vincent, Representative National Grid

Mr. Vincent: We presented a plan for site plan at the corner of Sneller and Brewerton Road for a marshalling yard. We made some changes. We are here to gain site approval.

Chairman Smith: There were some minor things that needed to be straightened out. Mr. Parrish, have all issues been resolved?

Mr. Parrish: Yes, all issues have been addressed.

Mr. Card: Did you address the questions on the sign and fence?

Mr. Vincent: We moved the sign off the back of the property line so that it is in compliance now.

Chairman Smith asked Mr. Germain to construct a motion regarding the New York State Environmental Quality Review Act.

Joe Ruscitto read: Be it further resolved that the Planning Board of the Town of Cicero hereby determines based upon the applicant's completed environmental assessment, the information presented by the applicant, the information contained in the Planning Board's Engineer's Review Letter, the information contained in the Onondaga County Planning Board's referral, if any, the Planning Board's personal knowledge of the Site, and all other information presented and proceedings had herein that the proposed action will not have a significant effect on the environment and that this resolution shall constitute a negative declaration for the purposes of Article 8 of the Environmental Conservation Law of the State of New York. Further the Planning Board Chairman is authorized to complete environmental assessment form in accordance with the findings and proceeding had herein.



That is in the form of a motion. Seconded by Mr. Marzullo.

In favor 5 *Opposed* 0 *Abstained* 0 *Motion approved unanimously*

Chairman Smith asked Mr. Germain to construct a resolution approving the site plan.

Mr. Germain: You are going to move for the adoption of a resolution approving the application known as Niagara Mohawk Power Corp. dba National Grid, 8842 Brewerton Road, Proposed marshalling yard. Said Plan last dated 12/8/2016.

Chairman Smith put this in the form of a motion. Seconded by Mr. Ruscitto.

In favor 5 *Opposed* 0 *Abstained* 0 *Motion approved unanimously*

**SITE PLAN
NIAGARA MOHAWK POWER CORP.
DBA NATIONAL GRID
NORTHERN BLVD (TAX MAP NO: 055.-01-20.0)
PROPOSED MARSHALLING YARD
CHARLES ANDREW**

Tony Vincent, Representative, National Grid

Mr. Vincent: This is another marshalling yard that we are requesting approval for. We have addressed the engineering issues and we are here to seek approval.

Chairman Smith: Where are you going to store the topsoil?

Mr. Vincent: It will be trucked off site.

Mr. Parrish: The stock pile has been addressed satisfactorily.

CH: Where are you going to store the topsoil

Tiny: It will be trucked off site.

Parrish: Stock pile has been addressed satisfactory.

Chairman Smith asked Mr. Germain to construct a motion regarding the New York State Environmental Quality Review Act.

Joe Ruscitto read: Be it further resolved that the Planning Board of the Town of Cicero hereby determines based upon the applicant's completed environmental assessment, the information



presented by the applicant, the information contained in the Planning Board's Engineer's Review Letter, the information contained in the Onondaga County Planning Board's referral, if any, the Planning Board's personal knowledge of the Site, and all other information presented and proceedings had herein that the proposed action will not have a significant effect on the environment and that this resolution shall constitute a negative declaration for the purposes of Article 8 of the Environmental Conservation Law of the State of New York. Further the Planning Board Chairman is authorized to complete environmental assessment form in accordance with the findings and proceeding had herein.

That is in the form of a motion. Seconded by Mr. Card

In favor 5 *Opposed* 0 *Abstained* 0 *Motion approved unanimously*

Chairman Smith asked Mr. Germain to construct a resolution approving the site plan.

Mr. Germain: You are going to move for the adoption of a resolution approving the application known as Niagara Mohawk Power Corp. dba National Grid, Northern Blvd (Tax Map #055.-01-20.0), Proposed marshalling yard. Said Plan last dated 12/8/2016.

Chairman Smith put this in the form of a motion. Seconded by Mr. Card.

In favor 5 *Opposed* 0 *Abstained* 0 *Motion approved unanimously*

Chairman Notes: This parcel is only going to be used for 2-3 years.

**SITE PLAN
PUBLIC HEARING
KNOSSOS SOLAR, LLC
7209 ROUTE 298
PROPOSED UTILITY-SCALE SOLAR FARM
CYPRESS CREEK RENEWABLES**

Dan Compitello, Representative, Cypress Creek Renewables

Chairman Smith asked Mr. Compitello to provide a brief overview of the project.

Chairman Smith asked Mr. Parrish to pull up the land on the pictometry website.

Mr. Compitello: Cypress Creek is one of the largest solar companies. We plan to provide a number of solar projects across New York State. Solar farms maintain and operate just like major utilities. We sell power directly to customers, directly from our solar farms that we build. We are proposing a 2 megawatt solar farm. Approximately 20 acres in size.

Mr. Compitello prepared and presented a visual board for the Board's view. A copy of that visual board is included herewith for the record.



Mr. Compitello: There are six stages of solar farm development. The process takes about 18 months. We reach out to landowners. We need a parcel of land about 20 acres in size. That allows us to build 2 megawatts in power. In the planning process, we work with engineers and zoning experts. We propose to the Town to see if it will be a good fit. We power about 500-600 homes. Once we get land use approval, we pass the project down to the engineering team. This takes about 3-4 months. Then we move into development of the site. We have a crew of about 30-40 solar installers and engineers. We like to leave as much of the site intact as possible. Natural buffers to shield the site. Then we energize the site. Test the panels. Make sure that the power going into the distribution line is working. Wherever we go to build a solar farm, we upgrade the local infrastructure within the community. We are also investing in the infrastructure. Rather than relying on 5 or 6 nuclear power plants, we can now rely on local solar farms. Help environment. Reduce blackouts or brownouts. Local homeowners get preference. Over course of the solar lifetime, 20-40 years, we maintain and operate it, in conjunction with National Grid.

Chairman Smith: How many solar panels?

Mr. Compitello: Solar panels will be 6 feet by 3 feet. About 9000 panels on site. There is spacing between each row that will allow a truck to drive through for maintenance. We are pretty much just mowing the lawn in the summer. Around the perimeter, there is either a 6 foot or 7 foot tall fence with barbed wire. That is required by federal code. At the front of the access road, we tie into the power lines. We don't tie into the big transmission lines. We tie right into the local power lines. Right in the center is where we are proposing to put a transformer and inverter. Solar panels take the sun's light and convert that directly into direct current.

Mr. Compitello then showed the Board an example of what the solar panel.

Mr. Compitello: This is a working panel. It is taking light from the light in the room. If I plugged this in, it would generate some power. The DC current goes into our converter and gets converted into AC current. That inverter has a little noise, about 52 decibels. The noise gets dissipated throughout the solar farm. No noise emitted. Very little glare comes off the solar panels. Most of the panels have very little glare.

Mr. Card: The inverter that is in the middle, what size is that?

Mr. Compitello: It is about 8 feet tall by 4 by 12 feet. The inverter is just a little smaller than that. They sit side by side on concrete.

Mr. Card: Overhead wires or underground?

Mr. Compitello: Inside, they are underground. Where we connect on utility pole, it depends on National Grid.

Mr. Card: You tie into National grid. No mini substation?



Mr. Compitello: No

Mr. Ruscitto: You are going to upgrade some lines. In the farm or community?

Mr. Compitello: Depends on what is existing now with National Grid.

Mr. Ruscitto: You supply to National Grid and then they deliver to customer?

Mr. Compitello: It is sold directly by us, not National Grid. National Grid can purchase some of our power and they can resell if they want. We do sell directly to customers.

Mr. Ruscitto: It is delivered by National Grid lines?

Mr. Compitello: Customers will still see a bill from National Grid for delivery. And a credit for kilowatt hours.

Mr. Ruscitto: Specific contract time?

Mr. Compitello: I believe that it is a five year agreement. I am not 100% sure on that. I can definitely get the answer for that. Customers can go to our website and register to get a quote.

Mr. Ruscitto: Any guarantee that you are less expensive than National Grid?

Mr. Compitello: We do guarantee that the price will never be higher than National Grid price. I don't know if we can provide power cheaper than National Grid. It does depend on number of projects we develop in this market. Right now, we don't have a set price other than knowing that it will never be above National Grid.

Mr. Abbey: You are leasing the property. What are the plans after the life of this project?

Mr. Compitello: We currently have a 20 year lease on this parcel with renewal extensions. We do intend on operating the site for 30 years. At the end of the life cycle of the solar farm, we can either replace the panels, alter the panels, use less land, etc. There are a lot of different variables.

Chairman Smith: If you chose not to continue the solar farm, you would be obligated to return the land back to what it is today.

Mr. Compitello: Correct. That is in our lease. We would return the site back to its original use.

Mr. Card: Is it heavily wooded land?

Mr. Compitello: We do intend to clear the trees. The extent where we are showing panels is not going to be completely filled in. We only need about 9-15 acres.

Chairman Smith: You would add more if needed?



Mr. Compitello: Not really. The state limits us to 2 megawatts capacity.

Mr. Card: You plan on clearing 16 acres of woods?

Mr. Compitello: Yes, I believe so.

Mr. Card: That is a lot of disturbance of the land. Are they required to have a SWPP.

Mr. Parrish: Yes. Any project that disturbs more than one acre.

Mr. Marzullo: Once built, how much traffic?

Mr. Compitello: A really small crew. Maybe 2 people with lawnmowers about once a month. In the winter, we just let it sit. We do expect it to generate much less power in the winter months. The site access road will be maintained but the interior will not be.

Chairman Smith: What about the clearance for the snow? The snow will melt off?

Mr. Compitello: It could unless we got a really hard winter. They could be covered for a portion of the winter. They do heat up a little bit. They do some times melt the snow. They are at a 40 degree angle.

Chairman Smith: Are these stationary?

Mr. Compitello: Most likely, they will be fixed. Anchored to the steel. There are some cases where we use tracking panels that follow the sun but those are usually used in areas where there are topographic features that require that.

Chairman Smith: There will be chain link fence with barbed wire?

Mr. Compitello: Yes. Also every 150 feet there will be a danger sign. Do not enter.

Mr. Compitello: We do have our website available. The address is Ccrenew.com\knossos.

Chairman Smith opened the public hearing at 7:07pm.

The Chairman asked Mr. Germain to review the rules of the public hearing.

Mr. Germain reviewed the rules of the public hearing.

Chairman Smith asked anyone who wished to speak against the project to please approach the podium.



Chairman Smith asked anyone who wished to speak for, against or comment on the project to please approach the podium.

Dave Dickerson, 7141 Schepps Corner Road.

Mr. Dickerson: My land is adjacent to this. I have a couple questions. There are wild trilliums growing on the property. And rattlers. Both are protected by the State. What are they going to do to protect them? The Trillium flowers and pigmy rattlers.

Ray Shaderder, Route 298.

Mr. Shaderder: I live right across the street. I have lived there for 59 years and have never seen a rattlesnake. I just wanted to say I have no problem with this project.

Mark Vanesky, Town Supervisor.

Mr. Vanesky: Just a couple things about this project. I like the idea of an 8-10 percent discount off the National Grid rates. That would be a great benefit to this community. I want everyone to know that this is not the only project we are entertaining. We are also looking at another solar project. We will be saving 2400 tons of CO₂. This equates to about 190 tons of coal per year. Just the environmental impact alone is great for the community. When a homeowner buys this type of panel and installs themselves on their own land, this could potentially cause a problem with first responders. There are potential safety hazards for the responders. This type of project is away from people's homes. I like this project. The Town of Cicero is going to be a leader in renewable energy. I am particularly concerned with the savings to our homeowners.

Chairman Smith: We are trying to make the most of economic development. National Grid is changing the transmission lines. We are bringing in solar power. These help us in moving forward with our economic development plans. It also sends a significant message that Cicero is moving forward. It brings savings. I know that the Supervisor has had several conversations to get solar into the town dump. If we can turn the dump from a liability into a revenue opportunity, that is a bonus for the Town. After they are done using this property, they return it to its original use. It is difficult to find a downside to this project.

Mr. Compitello: I can address the question about the wildflower and the rattlers. This is something that will come up with our DEC review. Any protected species on site, we would have to accommodate for those. In another town, we are leaving a hole at the bottom of each fence so that ground animals can continue to pass through the site. Our panels sit about 3 feet above ground so if there are any native grasses or flowers, they would most likely to continue to grow. The question about the fence, the fence is directly on the property line. Inside of the fence, we leave the vegetative buffer. Going onto the next question, we do want to commend the Town of Cicero to be one of the first communities in the state to want to go solar. Cicero is helping us. We commend the town. As we get a little further into our interconnection with National Grid, we can then understand what the costs and savings will be to the customer. We do hope that there is a noticeable discount to customers.



Chairman Smith: We did conduct the public hearing this evening. We wanted to hear everyone's comments. We will send this to Onondaga County as we do need their referral. I have also sent a letter to the Town of Manlius because it is within 500 feet to the Town of Manlius line. Our next meeting is January 9th. Mr. Parrish, do you need additional information?

Mr. Parrish: Yes. We need much more details.

Chairman Smith: That gives us some time to accomplish all of the final details. Assuming this was approved in January, when could we start pumping power into the grid?

Mr. Compitello: November, 2017.

Chairman Smith: That is a pretty aggressive timetable.

Chairman Smith closed the public hearing at 7:21pm.

Mr. Card: Is a municipality allowed to use this solar energy?

Mr. Compitello: Yes. That would be great if the Town used our solar energy.

Mr. Card: You mentioned there are a little over 2 acres of wetlands. You need to show the wetlands. Over \$900,00 in tax revenue is expected to be generated?

Mr. Compitello: We will show the wetlands. Yes, we checked with the Town assessor to make sure our estimates were accurate.

**BOARD OPINION
TOTAL VETERINARY CARE
5663-5701 CIRCLE DRIVE EAST
PROPOSED VETERINARY OFFICE
CBD COMPANIES**

Chairman Smith: This is the old Bank of America down by Panera Bread. I don't see where this is normally something that we look at. This should be handled by the Codes office. It is a shopping center, basically in a retail area.

It is the opinion of the Chairman and the Board that the Codes Office should handle this.

**SITE PLAN
THE GREAT OUTDOORS RECREATION CENTER, INC.
5480 & 5500 BARTEL ROAD
PROPOSED RV SALES STORE
JERRY FITZPATRICK**



Jerry Fitzpatrick, Applicant

Mr. Fitzpatrick: I believe we addressed all the issues that you had.

Mr. Parrish: They did address the issues on the site plan. They have adjusted the handicap spaces.

Chairman Smith: Everything that we had asked has been addressed.

Mr. Card: You also added the use on the site plan. Thank you.

Chairman Smith asked Mr. Germain to construct a motion for the adoption as lead agency.

Mr. Germain: You are going to move for the adoption of a resolution that the Planning Board of the Town of Cicero assume the role of Lead Agency pursuant to the New York State Environmental Quality Review Act.

Chairman Smith put this in the form of a motion. Mr. Abbey seconded the motion.

In favor 5 Opposed 0 Abstained 0 Motion approved unanimously

Joe Ruscitto read: Be it further resolved that the Planning Board of the Town of Cicero hereby determines based upon the applicant's completed environmental assessment, the information presented by the applicant, the information contained in the Planning Board's Engineer's Review Letter, the information contained in the Onondaga County Planning Board's referral, if any, the Planning Board's personal knowledge of the Site, and all other information presented and proceedings had herein that the proposed action will not have a significant effect on the environment and that this resolution shall constitute a negative declaration for the purposes of Article 8 of the Environmental Conservation Law of the State of New York. Further the Planning Board Chairman is authorized to complete environmental assessment form in accordance with the findings and proceeding had herein.

That is in the form of a motion. Seconded by Mr. Card.

In favor 5 Opposed 0 Abstained 0 Motion approved unanimously

Chairman Smith asked Mr. Germain to construct a resolution approving the site plan.

Mr. Germain: You are going to move for the adoption of a resolution approving the application known as The Great Outdoors Recreation Center Inc., 5480 & 5500 Bartel Road, Proposed RV sales store. Said Plan last dated 10/26/2016. This approval is strictly conditioned on the following:



1. The color schemes and renderings and/or elevations as presented by the applicant to the planning board in regard to this application shall be incorporated by reference into this site plan and the board's approval thereof. Accordingly the actual project must substantially conform to the items as presented herein.
2. The applicant's site plan indicates a projected increase in the average water flow of 225 gallons per day. The Planning Board recognizes the need to mitigate or offset the increased stress to the sanitary sewer system and accordance with the Town's policy regarding said offset and/or mitigation requires the payment of \$4 per gallon or in this case \$900.00 to be paid to the Town. Said payment shall be due and payable before the earlier of the issuance of any required permit or 30 days from the date of this approval.
3. The Planning Board reserves the right at any time verify the actual average water flow to verify that it conforms to the projections supplied by the applicant. The Applicant, including its successors and /or assigns agree as a condition of this approval to cooperate with any reasonable request of the town to verify the applicant's water flow and usage. In the event the projections and the amount of mitigation were not adequate based upon verification of the actual flow, the Applicant will pay the Town the Short fall between the projected usage and the actual usage.

Chairman Smith put this in the form of a motion. Seconded by Mr. Marzullo.

In favor 5 *Opposed* 0 *Abstained* 0 *Motion approved unanimously*

Chairman Smith notes that the Onondaga County referral has been considered and the comments have been addressed.

**ZONE CHANGE RECOMMENDATION
WALNUT HILL DEVELOPMENT CORP.
ORANGEPORT ROAD (TAX MAP NO: 116.-01-05.3)
R10 TO GENERAL COMMERCIAL
IANUZI & ROMANS**

Tim Coyer, Ianuzi & Romans, Representative

Chairman Smith: We held a public hearing for this and had a lot of public comments. Does the Board want to make a recommendation to wait until January 9th? I have a couple thoughts on the referral. I think we could have some good recommendations for it. Personally, I think I would recommend that the Town Board explore a lesser use at the same time. Like several zone classifications that would not allow commercial. My concern for going to general commercial is that it would open up to any use under general commercial. It would seem that a good compromise that the Town Board would allow the zoning to be R-M that would not allow general commercial. If the apartments are possible, we are definitely not looking to have Route 11 traffic be able to pass through the neighborhoods. The property owner has the right to utilize the property. I am not sure that general commercial is the best use. Brewerton is going to



become more commercial. This would offer a buffer between the residential area and keep the commercial are what it is. That would be my recommendation.

The Board agreed with Chairman Smith.

Chairman Smith asked Neil to draft a resolution asking the Town Board to consider the zone change recommendation.

Mr. Germain: You are going to move for the adoption of a resolution recommending the Town Board consider the concerns of the adjoin homeowners as expressed to this Planning Board before approving any requested zone change and be especially mindful of the fact a change to General Commercial would allow any use enumerated under that section of the code for this property. All of those enumerated uses may not be appropriate given the existing neighborhood which is contagious to the proposed zone change area. We recommend that the Town Board explore a change to an RM zone as opposed to general commercial.

Chairman Smith put this in the form of a motion. Seconded by Mr. Card.

In favor 5 *Opposed* 0 *Abstained* 0 *Motion approved unanimously*

Chairman Smith: Do any members of the Board have anything additional? The Board did not have anything further.

Mr. Card made a motion to adjourn. **Mr. Abbey seconded the motion.** The motion was **approved unanimously.**

Next Scheduled Regular Meeting: Monday, January 9, 2017 at 6:30 PM

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 7:39 pm.

Submitted by Lisa L. Stewart
Planning Board Clerk



TOWN OF CICERO, NEW YORK

SITE PLAN APPLICATION

TOWN CODE § 210-27 Application Date _____

This section to be completed by Town

Site Plan Classification	Filing Fee	Legal Fee	Engineering Deposit
<input type="checkbox"/> Amended Site Plan	\$500	\$NA	\$NA
<input type="checkbox"/> Minor Site Plan	\$150	\$400	\$1,300
<input checked="" type="checkbox"/> Medium Site Plan	\$400	\$1,000	Additional \$1,000 for SWPPP (If Required) \$3,000
<input type="checkbox"/> Major Site Plan	\$500	\$1,500	Additional \$1,000 for SWPPP (If Required) \$7,500 to \$11,000

(Separate checks, made payable to the Town of Cicero, shall be provided for each fee. Determination of the Site Plan classification is at the sole discretion of the Town representatives and will be determined upon submission of a complete Site Plan Application, Site Plan, and other information requested in this application. The Applicant is further advised the classification of the Site Plan may change based on information discovered during the review process.)

(1) May require additional deposit of \$250 for post-construction inspection to be determined by Planning Board upon approval of Site Plan.

This section to be completed by Applicant

Site Information: Tax Map No(s): 55-1-20 Zone: Agriculture

- The Applicant, Niagara Mohawk Power Corp. dba National Grid requests Site Plan approval for a Marshalling Yard to be located at Eastman Road at Northern Blvd.
- Applicants Mailing Address (All correspondence will be sent to this address):
Street Attn: C. Andrew Real Estate Dept. 300 Erie Boulevard West
City, State and Zip Code Syracuse, N. Y. 13202
Phone Number 315-428-5911 E-mail Address charles.andrew@nationalgrid.com
- The Applicant is the: Owner Lessee Contract Purchaser
- Owner of the subject property is: Island Road Associates
Street Address 6364 Island Road
City, State and Zip Code Cicero, New York 13039
Phone Number 315-699-9277 E-mail Address _____
- Attorney (if applicable): Karla Corpus
Street Address 300 Erie Boulevard West
City, State and Zip Code Syracuse, New York 13202
Phone Number 315-428-5080 E-mail Address Karla.Corpus@nationalgrid.com
- Surveyor (if applicable): Edward Donegan Jr.
Street Address 300 Erie Boulevard West
City, State and Zip Code Syracuse, N. Y. 13202
Phone Number 315-428-5995 E-mail Address Edward.Donegan@nationalgrid.com

7. Engineer/Architect/Surveyor (if applicable): Jessica Farrell
Street Address _____
City, State and Zip Code _____
Phone Number 781-907-2453 E-mail Address Jessica.Farrell@nationalgrid.com

8. Provide a short description of the project and why the Applicant alleges that the project would be in harmony with the character of the neighborhood, and would not be harmful to properties of persons in the neighborhood: See attached document

9. Provide a description for the following characteristics of the operation of the project:
a. Days of the week and hours of operations: Monday - Sunday (Daylight)
b. Maximum number of employees on the site at one time: 50 - 60
c. Number of off street parking spaces available: 60
d. Size and location of all signage: Sign permit application to follow

~~10.~~ Name and address of immediately contiguous property owners:
(Assessment office may be called for assistance at 699-1410)
Name: see attached document Address: _____
Name: _____ Address: _____
Name: _____ Address: _____

Note: Before an application can be considered ready for submittal to the Town of Cicero Planning Board the Applicant must:

Submit all copies noted below, along with three separate checks payable to the Town of Cicero, at least ten (10) *business* days prior to the Planning Board meeting. The Planning Board generally meets the second Monday and fourth Monday of each month. **THE APPLICANT IS REQUIRED TO SUBMIT MATERIALS IN DIGITAL FORMAT FOR USE DURING THE MEETING.** Any questions please call the Zoning and Planning Office at (315) 699-2201.

THIRTEEN (13) copies of each of the following:

- a. Property survey and site plan in accordance with the requirements of Town Code §210-27.
- b. Floor plans only. One set of NOT FOR CONSTRUCTION plans.
- c. Drawing showing proposed location and dimensions of all exterior signage.
- d. Application completely filled out and signed by Applicant and Property Owner.
- e. Photographs of effected area.
- f. Short Environmental Assessment Form, completely filled out and signed, for projects classified as Simple, Minor, and Medium Site Plan. A Full Environmental Assessment Form (FEAF), completely filled out and signed, for projects classified as Major Site Plans and Type I actions as defined by 6NYCRR Part 617. A FEAF may be required for any project at the discretion of the Planning Board.

I certify that the above statements are true and correct:

11. Karla Corpus by Niagara Mohawk Power Corporation, d/b/a National Grid
Applicant's Signature Print Name Date: _____
12. Willard Anderson
Property Owner's Signature Print Name Date: 8-9-14



TOWN OF CICERO, NEW YORK

SITE PLAN APPLICATION

TOWN CODE § 210-27 Application Date _____

This section to be completed by Town

Site Plan Classification	Filing Fee	Legal Fee	Engineering Deposit
____ Amended Site Plan	\$500	\$NA	\$NA
____ Minor Site Plan	\$150	\$400	\$1,300
X Medium Site Plan	\$400	\$1,000	Additional \$1,000 for SWPPP (If Required) \$3,000
____ Major Site Plan	\$500	\$1,500	Additional \$1,000 for SWPPP (If Required) \$7,500 to \$11,000
			Additional \$1,000 for SWPPP (If Required)

(Separate checks, made payable to the Town of Cicero, shall be provided for each fee. Determination of the Site Plan classification is at the sole discretion of the Town representatives and will be determined upon submission of a complete Site Plan Application, Site Plan, and other information requested in this application. The Applicant is further advised the classification of the Site Plan may change based on information discovered during the review process.)

(1) May require additional deposit of \$250 for post-construction inspection to be determined by Planning Board upon approval of Site Plan.

This section to be completed by Applicant

Site Information: Tax Map No(s): 120-2-5.2 Zone: Gen. Commercial

- The Applicant, Niagara Mohawk Power Corp. dba National Grid requests Site Plan approval for a Marshalling Yard to be located at 8842 Brewerton Road.
- Applicants Mailing Address (All correspondence will be sent to this address):
 Street Attn: C. Andrew Real Estate Dept. 300 Erie Boulevard West
 City, State and Zip Code Syracuse, N. Y. 13202
 Phone Number 315-428-5911 E-mail Address charles.andrew@nationalgrid.com
- The Applicant is the: Owner _____ Lessee X Contract Purchaser _____
- Owner of the subject property is: Susan M. Weichert
 Street Address 46 Oswego Street
 City, State and Zip Code Baldwinsville, New York 13027
 Phone Number 315-635-3224 E-mail Address _____
- Attorney (if applicable): Karla Corpus
 Street Address 300 Erie Boulevard West
 City, State and Zip Code Syracuse, New York 13202
 Phone Number 315-428-5080 E-mail Address Karla.Corpus@nationalgrid.com
- Surveyor (if applicable): Edward Donegan Jr.
 Street Address 300 Erie Boulevard West
 City, State and Zip Code Syracuse, N. Y. 13202
 Phone Number 315-428-5995 E-mail Address Edward.Donegan@nationalgrid.com

7. Engineer/Architect/Surveyor (if applicable): Jessica Farrell
Street Address _____
City, State and Zip Code _____
Phone Number 781-907-2453 E-mail Address Jessica.Farrell@nationalgrid.com

8. Provide a short description of the project and why the Applicant alleges that the project would be in harmony with the character of the neighborhood, and would not be harmful to properties of persons in the neighborhood: See attached document

9. Provide a description for the following characteristics of the operation of the project:
a. Days of the week and hours of operations: Monday - Sunday (Daylight hours)
b. Maximum number of employees on the site at one time: 25
c. Number of off street parking spaces available: 25
d. Size and location of all signage: Sign permit application to follow

10. Name and address of immediately contiguous property owners:
(Assessment office may be called for assistance at 699-1410)
Name: see attached document Address: _____
Name: _____ Address: _____
Name: _____ Address: _____

Note: Before an application can be considered ready for submittal to the Town of Cicero Planning Board the Applicant must:

Submit all copies noted below, along with three separate checks payable to the Town of Cicero, at least ten (10) *business* days prior to the Planning Board meeting. The Planning Board generally meets the second Monday and fourth Monday of each month. **THE APPLICANT IS REQUIRED TO SUBMIT MATERIALS IN DIGITAL FORMAT FOR USE DURING THE MEETING.** Any questions please call the Zoning and Planning Office at (315) 699-2201.

THIRTEEN (13) copies of each of the following:

- a. Property survey and site plan in accordance with the requirements of Town Code §210-27.
- b. Floor plans only. One set of NOT FOR CONSTRUCTION plans.
- c. Drawing showing proposed location and dimensions of all exterior signage.
- d. Application completely filled out and signed by Applicant and Property Owner.
- e. Photographs of effected area.
- f. Short Environmental Assessment Form, completely filled out and signed, for projects classified as Simple, Minor, and Medium Site Plan. A Full Environmental Assessment Form (FEAF), completely filled out and signed, for projects classified as Major Site Plans and Type I actions as defined by 6NYCRR Part 617. A FEAF may be required for any project at the discretion of the Planning Board.

I certify that the above statements are true and correct:

11. Karla Corpus by Niagara Mohawk Power Corporation, d/b/a National Grid,
Applicant's Signature Karla Corpus Print Name Date: 8/3/16

12. Susan M. Weichert Susan M. Weichert
Property Owner's Signature Print Name Date: 8-9-16

**NATIONAL GRID CLAY-TEALL CLAY DEWITT PROJECT
PSC Case 15-T-0305**

**Court Street Road Marshalling Yard
5959 Court Street Road
Town of DeWitt
Syracuse, NY**

1. Installation of posts and cables at the entrance and exit
2. Signage indicating National Grid yard will be 4'x8'
3. Security personnel will be on site during non-working hours (no fence at property)
4. Lighting is existing
5. Asphalt/Gravel yard is existing on 5.148 acres
6. 4,000 sqft of offices for project personnel
7. 34 loading bay doors for indoor material storage on property
8. 2 Mechanic shop bays
9. Zoning – commercial
10. Per Town of DeWitt Code officials (see email thread attached as Appendix 1), only required permit is for temporary sign

See drawing attached as Appendix 2

Existing surfaces are improved and can be used “as is” for parking and storage of materials, except that minor potholes and surface imperfections will need to be filled. Thus, there will be no soil disturbance or other activities that would require the preparation of a SWPPP.

From: Gordon, Samuel [<mailto:sgordon@townofdewitt.com>]
Sent: Friday, June 09, 2017 9:54 AM
To: Madia, Eric
Cc: Conlon, Jim; Palmer, Casey; Davison, Steve
Subject: EXT || RE: National Grid Marshaling yards

Eric,

I am in concurrence with your email below. No permit or site plan approval are necessary. Thank you.

Sincerely,
-sam



Planning and Zoning
Samuel C. Gordon, MLA
Director
5400 Butternut Drive
East Syracuse, NY 13057
(315)446-3910 x148
sgordon@townofdewitt.com

It is hard to get anywhere if you don't imagine it first.

From: Madia, Eric [<mailto:Eric.Madia@nationalgrid.com>]
Sent: Friday, June 09, 2017 8:13 AM
To: Gordon, Samuel
Subject: FW: National Grid Marshaling yards

Sam,
Can you please respond for my records.

Thank you,
Eric

From: Madia, Eric
Sent: Friday, June 02, 2017 2:12 PM
To: 'sgordon@townofdewitt.com'
Cc: LaBarge, Courtney
Subject: National Grid Marshaling yards

Sam,

I would like to document our conversation on June 2, 2017 that no site plan approval or permitting will be required by National Grid to use 5959 Old Court Street and 6870 Northern Boulevard as staging/marshaling yards for the upcoming Clay Dewitt Clay Teal Article VII project. National Grid will be installing a cable or chain gate at 5959 Old Court street the gate will be installed as far off the road as possible. We will ask that the property owner on Northern Blvd. remove the sign on the building.

Please let me know if I have missed anything.

Thank you,
Eric Madia
315-428-5967

This e-mail, and any attachments are strictly confidential and intended for the addressee(s) only. The content may also contain legal, professional or other privileged information. If you are not the intended recipient, please notify the sender immediately and then delete the e-mail and any attachments. You should not disclose, copy or take any action in reliance on this transmission.

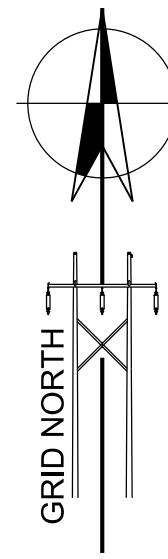
You may report the matter by contacting us via our [UK Contacts Page](#) or our [US Contacts Page](#) (accessed by clicking on the appropriate link)

Please ensure you have adequate virus protection before you open or detach any documents from this transmission. National Grid plc and its affiliates do not accept any liability for viruses. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

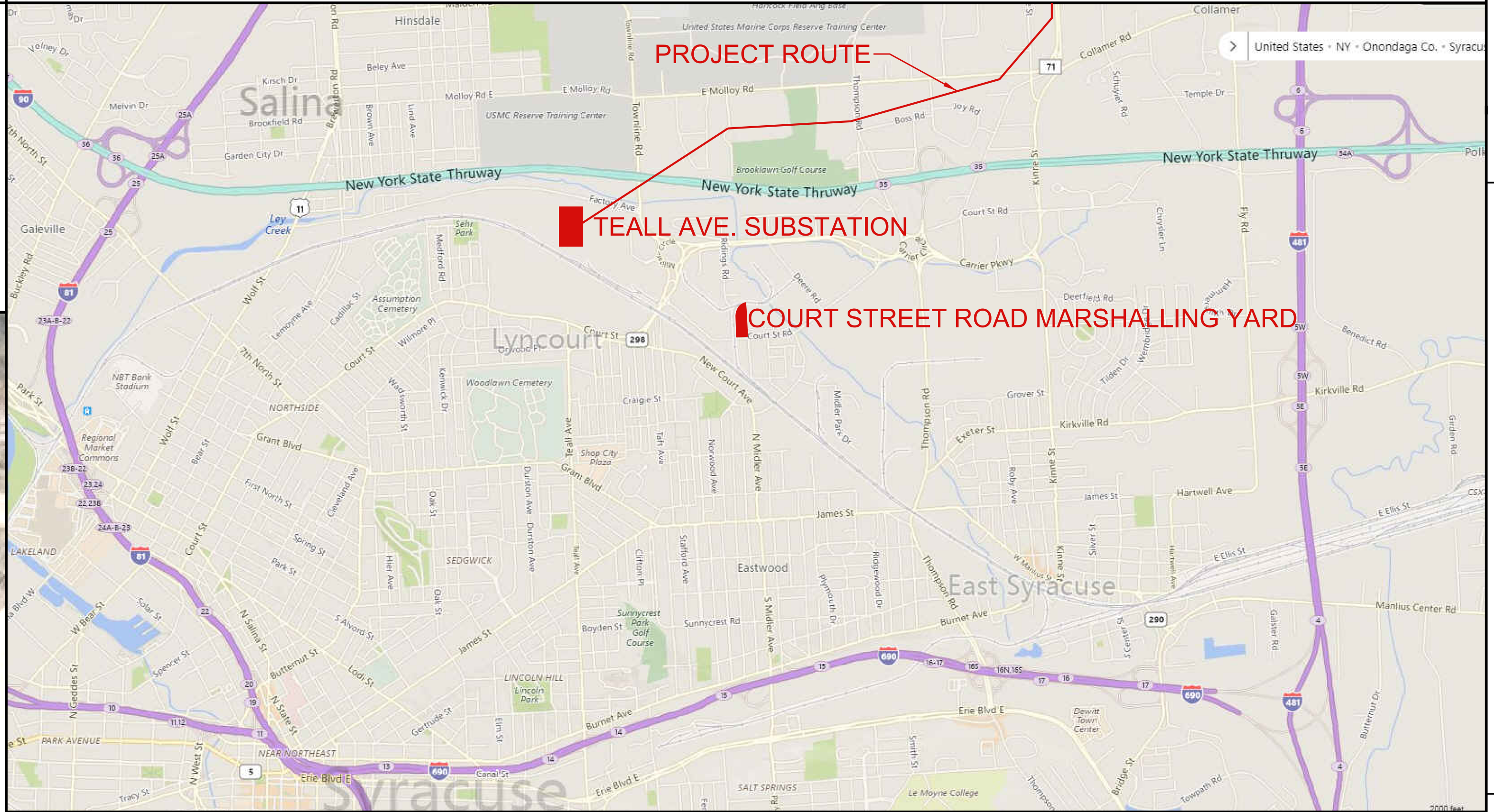
For the registered information on the UK operating companies within the National Grid group please use the attached link: <http://www.nationalgrid.com/corporate/legal/registeredoffices.htm>

COURT STREET ROAD MARSHALLING YARD

ADDRESS: 5959 Court Street Road, Syracuse, N.Y. 13206
 TAX MAP I.D.: 23.00-6-13
 OWNER: Old Dominion Freight Line, Inc.
 500 Old Dominion Way
 Thomasville, N.C. 27360
 ZONING: Commercial



LOCATION MAP - NOT TO SCALE



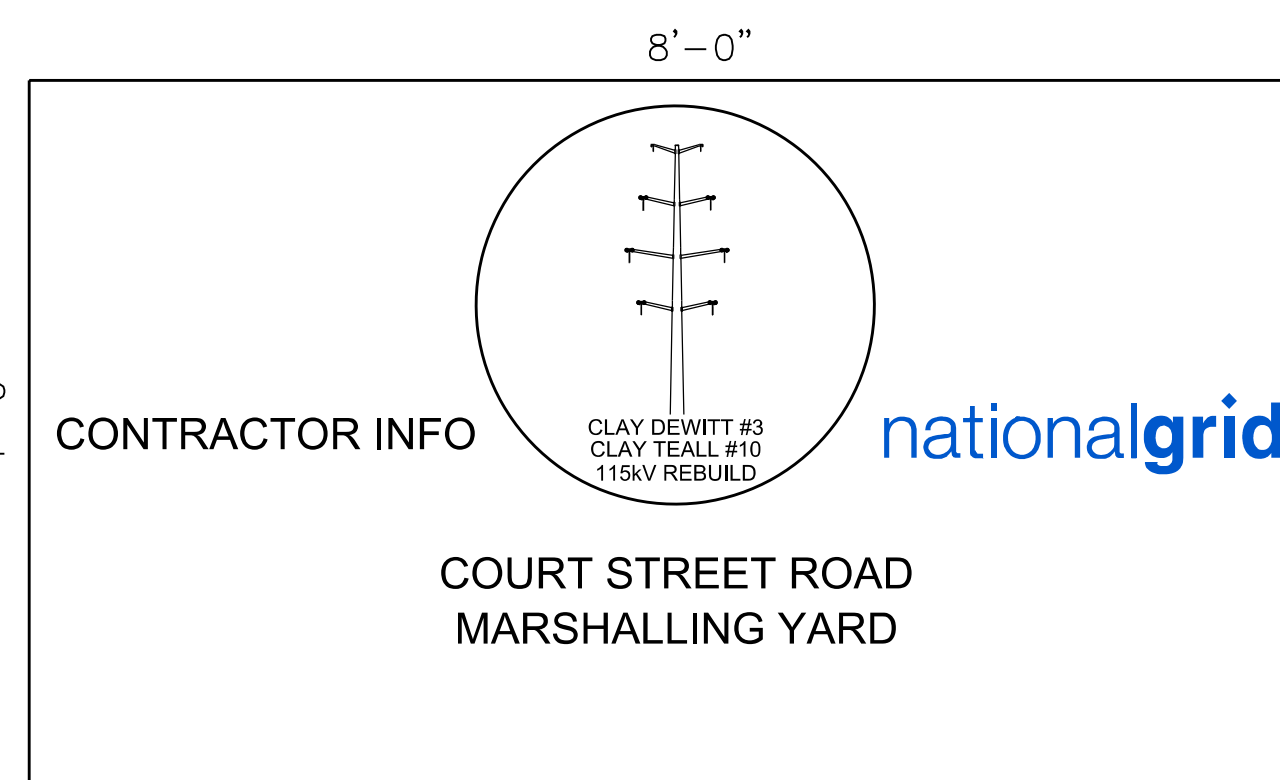
DRIVING DIRECTIONS

Traveling from West or East on the NYS Thruway
 -Exit at Interchange 35 (I-90) Syracuse-East Syracuse, NY Route 298, at the traffic circle (Carrier Circle) take the 2nd exit onto NY-298 West, Turn left onto Ridings Road, Turn left onto Court Street Road - Destination will be on your left.

Traveling from South on NYS I-81
 -Take Exit 26 to merge onto US-11 South/Brewerton Road toward Mattydale, Turn left onto Malden Road, Continue onto Townline Road, at the traffic circle take the 2nd exit onto NY-298 West, Turn left onto Court Street Road - Destination will be on your left.

Traveling from North on NYS I-81
 -Take Exit 27-26 to merge onto US-11 South/Mattydale Syracuse Airport, Merge onto US-11 South/Brewerton Road, Turn left onto Malden Road, Continue onto Townline Road, at the traffic circle take the 2nd exit onto NY-298 West, Turn left onto Court Street Road - Destination will be on your left.

SIGN DETAIL



NOTES

- 1) SECURITY PERSONNEL WILL BE STAFFED ON SITE DURING NON-WORKING HOURS.
- 2) INSTALL POSTS AND CABLE AT ENTRANCE AND EXIT TO PREVENT ACCESS DURING NON-WORKING HOURS

APPENDIX 2 DRAWING

10/1/15	115KV TRANSMISSION LINES	nationalgrid	APPROVED	ISS.
6.2-C3-M5	CLAY-DEWITT #3 / CLAY-TEALL #10		APPROVED	DR.
C-65775-C	REBUILD & RECONDUCTORING PROJECT		APPROVED	CK.
50	COURT STREET ROAD MARSHALLING YARD	ACCOUNT NUMBER	APPROVED	APP.
DATE	DESCRIPTION OF ISSUE OR REVISION	DR.	CK.	APP.

**NATIONAL GRID CLAY-TEALL CLAY DEWITT PROJECT
PSC Case 15-T-0305**

Northern Blvd Marshalling Yard

**6870 Northern Blvd
Town of DeWitt
East Syracuse, NY**

1. No improvements necessary
2. Signage indicating National Grid yard will be 4'x8'
3. Property has existing barbed wire fencing (no need for non-working hours onsite security)
4. Lighting is existing
5. Asphalt/Gravel yard is existing on 4 acres
6. 2,500 sqft of offices for project personnel
7. 34 loading bay doors for indoor material storage on property
8. 4 Mechanic shop bays
9. Zoning – commercial
10. Per Town of DeWitt Code officials (see email thread attached as Appendix 1), only required permit is for temporary sign

See drawing attached as Appendix 3

Existing surfaces are improved and can be used “as is” for parking and storage of materials, except that minor potholes and surface imperfections will need to be filled. Thus, there will be no soil disturbance or other activities that would require the preparation of a SWPPP.

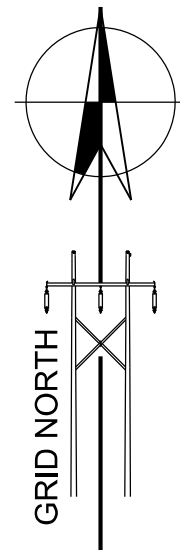
NORTHERN BOULEVARD MARSHALLING YARD

ADDRESS: 6870 Northern Boulevard, East Syracuse, N.Y. 13057

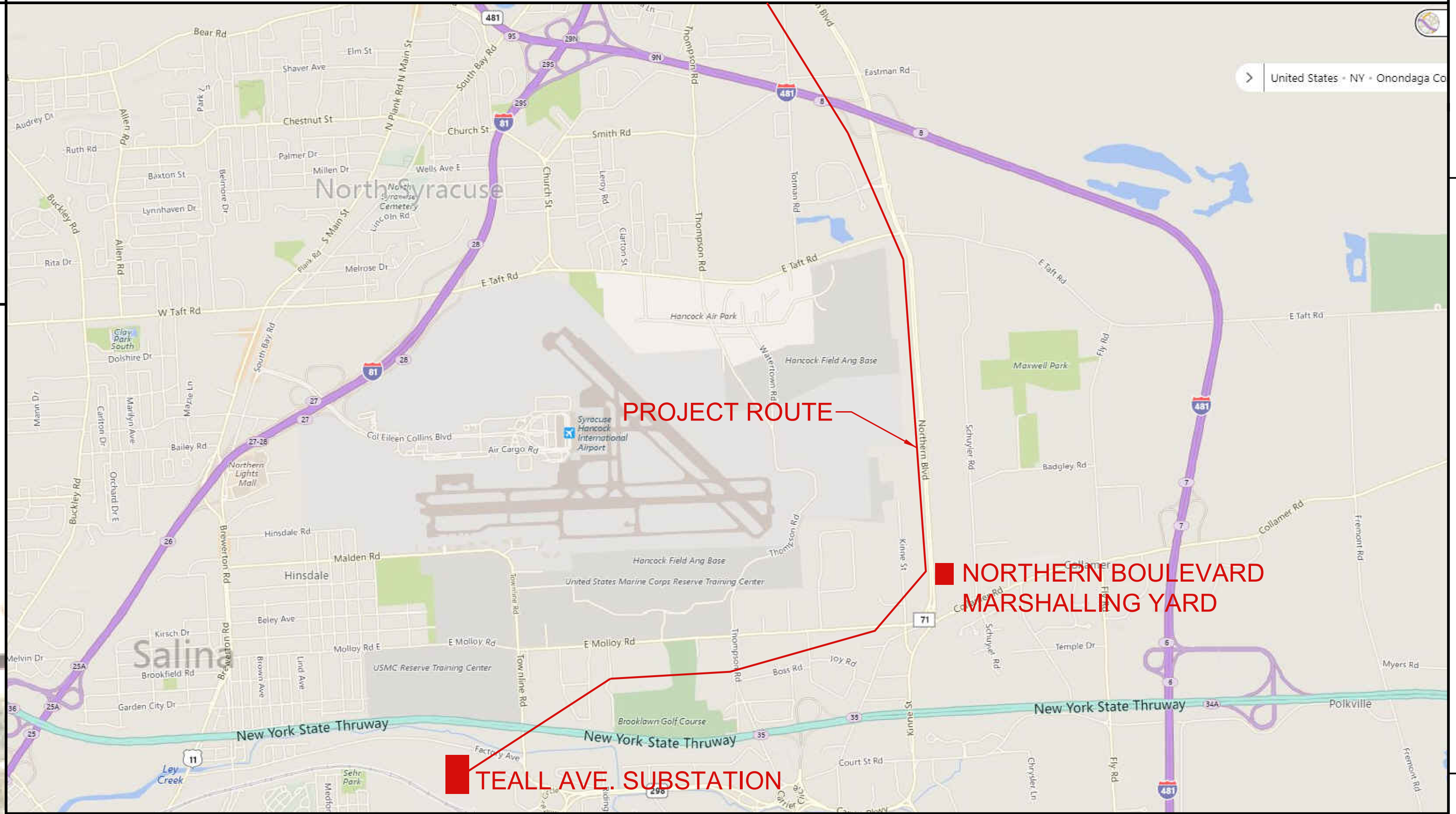
TAX MAP I.D.: 18.00-3-5.2

OWNER: National Energy Resources, Inc.
520 W. Summit Hill Dr., Suite 1201
Knoxville, TN 37902

ZONING: Commercial



LOCATION MAP - NOT TO SCALE



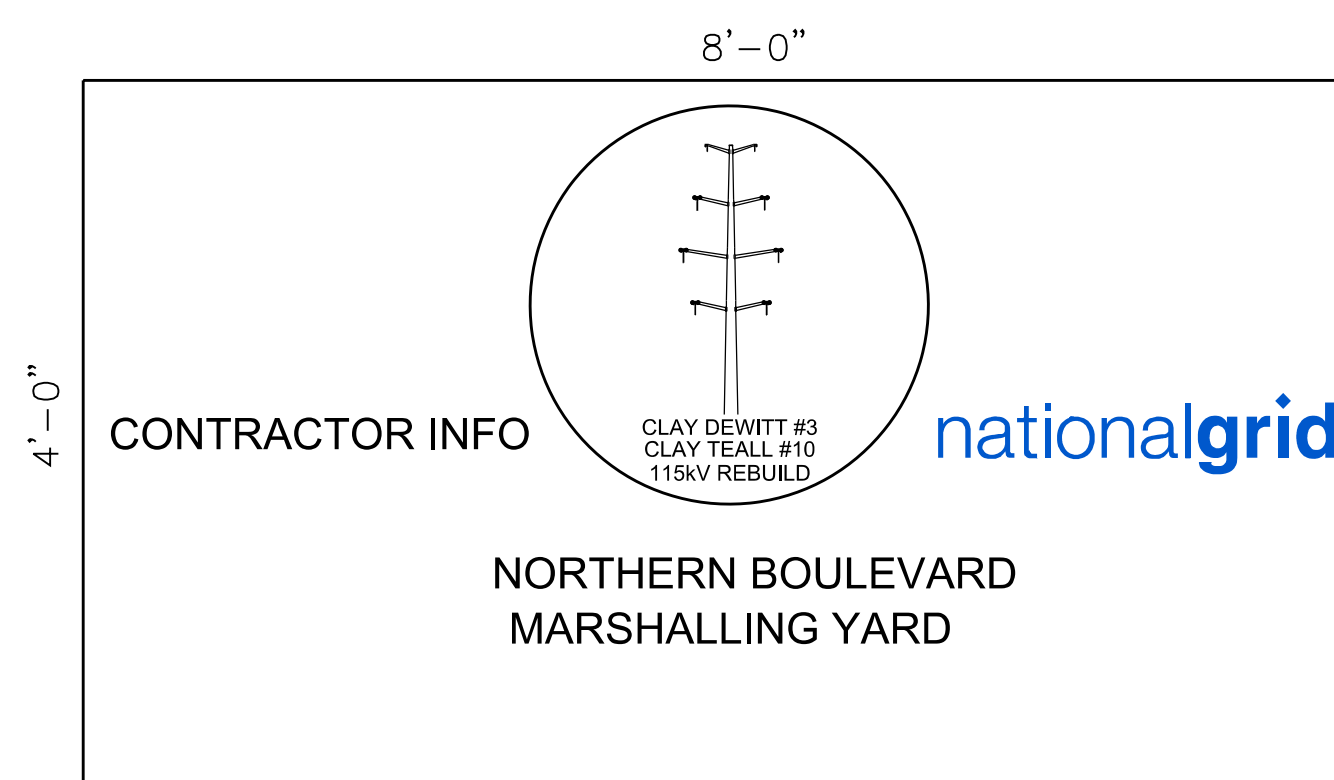
DRIVING DIRECTIONS

Traveling from West or East on the NYS Thruway
-Exit at Interchange 35 (I-90) Syracuse-East Syracuse, NY Route 298, at the traffic circle (Carrier Circle) take the 4th exit onto NY-298 East, Turn left toward Northern Blvd, Merge onto Northern Blvd- Destination will be on your right.

Traveling from South on NYS I-81
-Take Exit onto I-481 South toward DeWitt, Take Exit 8 for Northern Blvd, Turn right onto Northern Blvd, Keep left to continue toward Northern Blvd, Take Left onto Northern Blvd- Destination will be on your right.

Traveling from North on NYS I-81
-Take Exit 29S to merge onto I-481 South toward DeWitt, Take Exit 8 for Northern Blvd, Turn right onto Northern Blvd, Keep left to continue toward Northern Blvd, Take Left onto Northern Blvd- Destination will be on your right.

SIGN DETAIL



NOTES

APPENDIX 3 DRAWING

10/1/15	115KV TRANSMISSION LINES	nationalgrid	ACCOUNT NUMBER
6.2-C3-M5	CLAY-DEWITT #3 / CLAY-TEALL #10		
C-65775-C	REBUILD & RECONDUCTORING PROJECT		
51	NORTHERN BOULEVARD MARSHALLING YARD		
DATE	DESCRIPTION OF ISSUE OR REVISION	DR.	CK.