

**Town of Lansing Zoning Board of Appeals  
Application for Variance**

Application Fee \$ 175,00

Application Date 11/18/2014 <sup>24</sup>

**Property for which Variance is being requested**

Tax Parcel No. 18.-1-13 Street Address 932 Auburn Road

**Applicant's Name and Address**

John DeRouchev / Agent  
865 County Route 6  
Phelps, Ny 14532

**Zoning District (check one)**

Phone 315-657-1615 R1 \_\_\_  
Cell 315-657-1615 R2 \_\_\_  
Email Johnd@Halcoenergy.com R3 \_\_\_

*(If Applicant different from owner, notarized written permission of owner must be attached hereto.)*

**Owner's Name and Address (if different)**

Cliff Noel  
932 Auburn Road  
Groton, NY 13073

Phone 607-533-4650 B1 \_\_\_  
Cell \_\_\_ B2 \_\_\_  
Email \_\_\_ L1 \_\_\_  
RA  RA \_\_\_  
IR \_\_\_

**Application for (check applicable item)**

- A. Interpretation of Zoning Ordinance or Map
- B. Area Variance
- C. Use Variance
- D. Appeal of decision of Code Enforcement Officer

**Request relates to provisions of (check applicable item)**

- A. Town of Lansing Land use Ordinance, Section 504 Setbacks
- B. Town of Lansing Subdivision Regulations, Section \_\_\_\_\_
- C. Other (Identity) \_\_\_\_\_

**Purpose of Request: (attach additional information if necessary)**

Homeowner would like to have a 14.3kW Ground Mount Solar Array installed. The ideal location of the array is on the southern boundary of property. The distance between the property line and the residence is 48.2 feet. The array placed with a 15 foot setback from the back property line will only allow 14 feet distance from the side deck to the array.

**Justification of Request: (attach additional information if necessary)**

Homeowner is requesting that a variance is granted allowing the array to be positioned closer to the southern boundary, allowing more open area between the residence and the array. We are requesting a variance allowing the array to be within 5 feet from the southern boundary. This will leave 24 feet clearance between the residence and the array.

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

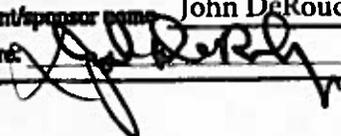
**Instructions for Completing**

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Halco Energy, John DeRouchey Design Engineer			
Name of Action or Project: Cliff Noel Ground Mount Solar Array			
Project Location (describe, and attach a location map): 932 Auburn Road, Groton NY 13073. Tax ID 18.-1-13			
Brief Description of Proposed Action:  Installation of a 14.3kW Iron Ridge Ground Mount Solar Array			
Name of Applicant or Sponsor: Halco Energy / John DeRouchey		Telephone: 315-657-1615	
		E-Mail: johnd@halcoenergy.com	
Address: 865 County Route 6			
City/PO: Phelps		State: NY	Zip Code: 14532
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.03 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.4 acres 30 Yr Lease, south of property	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" 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: _____	NO	YES
_____	<input checked="" 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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>John DeRouchey / Halco Energy</u>		Date: <u>11/18/2014</u>
Signature: 		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**RESET**

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**RESET**

## AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Cliff Noel  
Mailing address: 932 Auburn Road  
Groton NY 13073

B. Description of the proposed project: Installation of a Ground Mount Solar Array System

C. Project site address: 932 Auburn Road, Groton NY 13073 Town: Lansing

D. Project site tax map number: 18.-1-13

E. The project is located on property:  
 within an Agricultural District containing a farm operation, or  
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 0

G. Is any portion of the project site currently being farmed?  
 Yes. If yes, how many acres \_\_\_\_\_ or square feet \_\_\_\_\_ ?  
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

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**FARM NOTE**

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.  
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John DeRouche / Design Engineer Halco Energy  
Name and Title of Person Completing Form

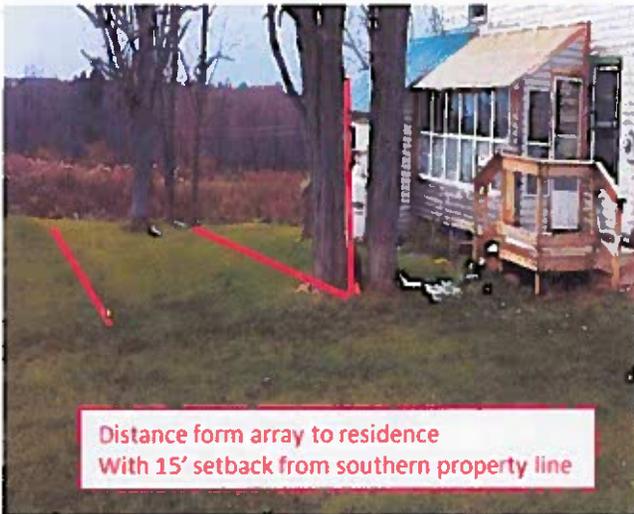
11/19/2014  
Date

Cliff Noel  
932 Auburn Road, Groton NY 13073

Town of Lansing, NY Variance Proposal for installation of a 14.3 kW Iron Ridge Ground Mount Solar Array.

The site was evaluated and it was determined that the best location for the array is south of the residence. Other areas of property have extensive shade restrictions from trees, and the roof structures of the house and barn both have shade restrictions and are not orientated with southern facing roofs.

The Town setback requirement for this array is 15 feet from the southern property line. The Variance request is for a 5 foot setback from the southern property line.



We are requesting a setback variance of 5 feet from southern property line which will leave 25 feet between residence and back of array.



The Ground Mount Solar Array will consist of a 13 x 71 foot Iron Ridge Frame. East - West setback requirements will be met as the array will be 104 feet from the center of road, and 15 feet from western property line.

Town of Lansing Vision Statement "The town is dedicated to the preservation of its natural areas and resources and will proactively seek to prevent degradation of these resources as the town grows and will support opportunities for use of renewable energy resources."

Thank You for your consideration.  
John DeRouchey  
Design Engineer  
Halco Energy



34

Auburn Rd

34

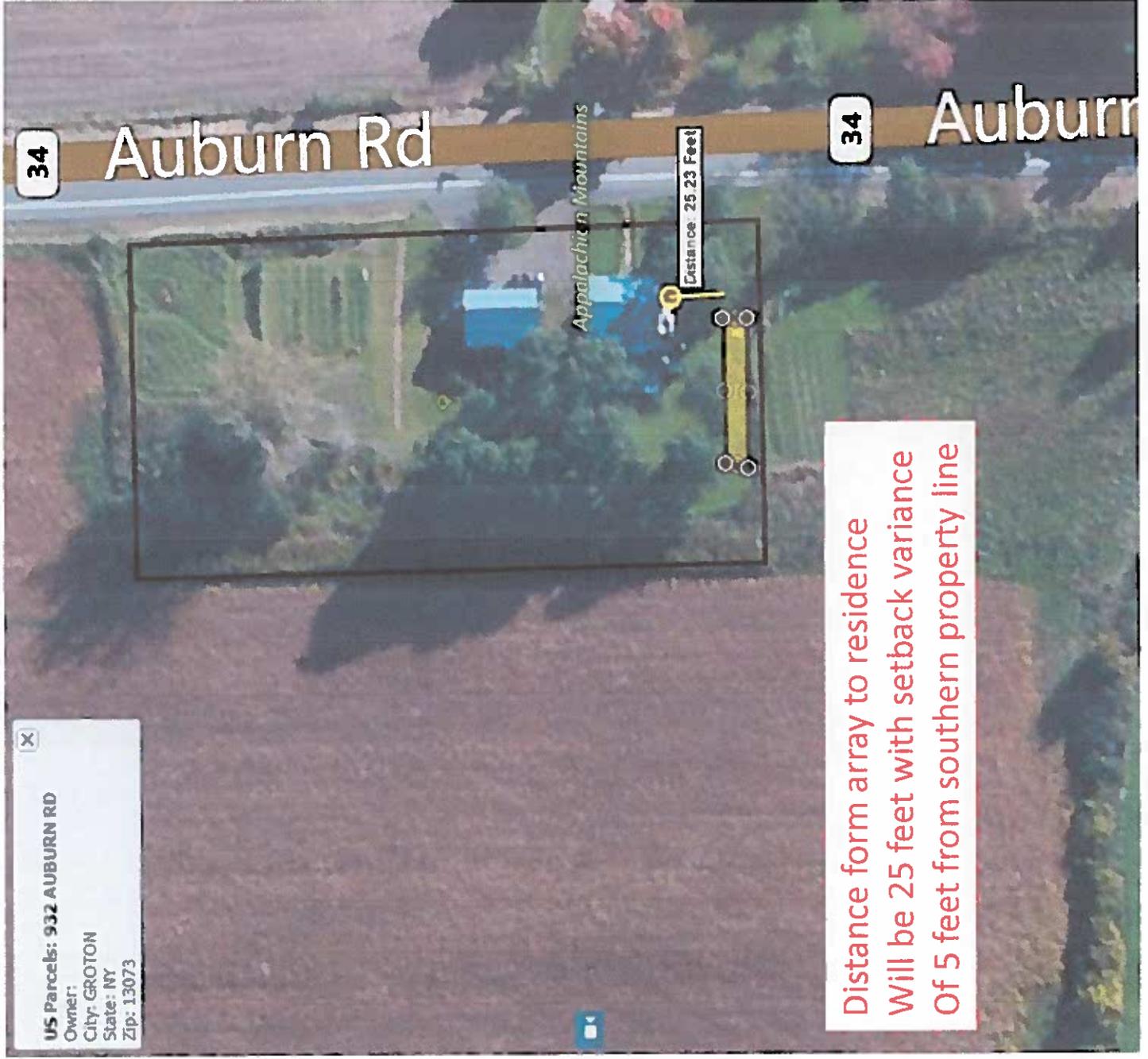
Auburn

Appalachian Mountains

Distance: 25.23 Feet

US Parcels: 932 AUBURN RD  
 Owner:  
 City: GROTON  
 State: NY  
 Zip: 13073

Distance from array to residence  
 Will be 25 feet with setback variance  
 Of 5 feet from southern property line

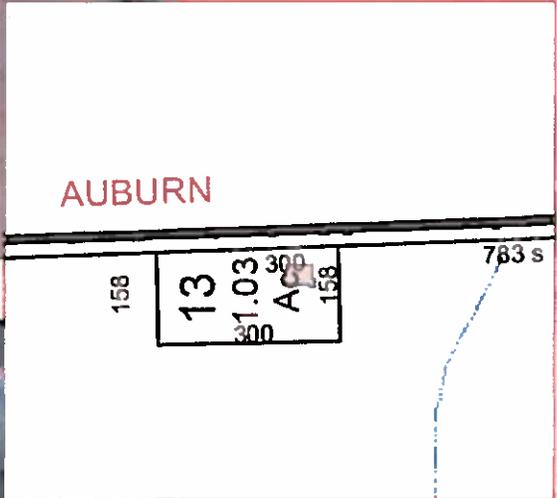




US Parcel: 932 AUBURN RD  
Owner:  
City: GROTON  
State: NY  
Zip: 13073



US Parcel: 932 AUBURN RD  
Owner:  
City: GROTON  
State: NY  
Zip: 13073





Distance form array to residence  
With 15' setback from southern property line

9 feet + 6 foot deck = 15 Foot distance  
from residence to array

