

ZONING ORDINANCE
TOWN OF SCHUYLER • HERKIMER COUNTY, NEW YORK
APPLICATION TO THE ZONING BOARD OF APPEALS

Appeal Number: _____

Date: _____
(Office Use Only)

This Section to be Completed by Applicant(s):

To the Zoning Board of Appeals, Town of Schuyler, New York:

I We: Acadia Energy Corp of 5455 West Lake Rd, Auburn, NY 13021
[Name(s) of Applicant(s)] [Street and Number/Municipality — Legal Residence]

Hereby appeal to the Zoning Board of Appeals from the decision of the Building Inspector on Application for Permit:

Dated: October 14, 2025, whereby the Building Inspector did: grant deny
[Permit Application Date]

William C. Gaetano, ABM Management Co., LLC of 11123 Cosby Manor Road, Town of Schuyler, NY:
[Name of Applicant for Permit] [Street & Number — Legal Residence]

Permit for Use Temporary Permit or Extension Thereof Certificate of Existing Use Permit for Occupancy
[check appropriate box above]

Location of Property: 11095 Cosby Manor Road R-A portion of parcel (front in R-2)
[Street & Number — Proposed Project] [Zoning Map District]
(R-1, R-2, R-M, R-A, C-H, C-I, C-T, F-P, P-D)

This Section to be Completed by Codes Officer:

Building Permit No. *(if applicable)*: _____ Date of Issuance *(if applicable)*: _____

Provision(s) of the Zoning Ordinance Appealed:

[Article, Section, Subsection and Paragraph]

Reason for Denial:

[Codes Officer's Signature]

3. Type of Appeal

Appeal is herewith made for:

- Temporary Permit
- Interpretation of the Zoning Ordinance or Zoning Map
- Variance to the Zoning Ordinance
- Special Use Permit under the Zoning Ordinance

Notice: \$250 Fee must be paid before application is placed on Zoning Board of Appeals.

Paid on _____ ZBA Verification _____

This Section to be Completed by Applicant(s):

Applicant Name(s): Acadia Energy Corp

Mailing Address: 5455 West Lake Rd, Auburn, NY 13021

Phone: (315) 646 6000 Home Work Cell / (973) 885 9044 Home Work Cell

Location of Real Property (Please fill out completely):

A. Frontage Road Name: Cosby Manor Road

B. Nearest Intersecting Road Name: Graham Road

Direction: East West North South Distance: 0.25 miles feet

C. Tax Map Parcel: Map No.: 098.4 Block: 1 Lot: 44

D. Dimensions/Area of Property: 118.85 Acres Sq. Ft. • Dimensions: _____ x _____

D. Existing Zoning District: R-1 R-2 R-A C-H C-I C-T F-P P-D

R-1: Residential-1 • R-2: Residential-2 • R-M: Residential-Manufactured Home Park • R-A: Residential-Agricultural
C-H: Commercial-Highway • C-T: Commercial-Telecommunications • F-P: Flood Plain • P-D: Planned Development

Please include a plot plan on separate sheet, with all measured setbacks from all structures and proposed structures.

Brief Summary of Proposed Action: _____

This site plan application is for the utilization of 30 acres (approximately 25% of the lot) within
the R-A portion of the parcel to develop a 7.5 MW solar farm to produce 11,832 MWh/year.

State of New York)
County of Herkimer) ss
Oneida Co) My Commission Expires August 21, 2026

NANCY M. POLIZZI
Notary Public, State of New York
No. 01PO6151618

(Office Use Only)

Sworn to this 15th day of October, 2025

nancy m. Polizzi
[Town-Clerk of Notary Public]

[Signature]
[Signature of Applicant]

[Signature of Applicant]

Area Variance or Special Use Permits:
Residential FEE: \$100.00, Plus Cost of Publication Additional Meetings: \$100 each
Commercial and Multi-Residential FEE: \$150.00, Plus Cost of Publication Additional Meetings: \$100 each

Zoning Change: FEE: \$200 plus cost of publication

Change of Use: NO FEE

Application Accepted by: _____

Date: _____

Fee/Amount Received: _____

Cash Check # _____

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.

Part 1 - Project and Sponsor Information			
Acadia Energy Corp			
Name of Action or Project: Gaetano 1 Site Plan			
Project Location (describe, and attach a location map): 11095 Cosby Manor Road, Utica, NY 13502			
Brief Description of Proposed Action: Develop a 7.5 MW solar farm to produce 11,832 MWh/year on approximately 25% of the parcel			
Name of Applicant or Sponsor: Acadia Energy Corp		Telephone: 315-646-6000	
		E-Mail: jbay@acadiaenergy.com	
Address: 5455 West Lake Road			
City/PO: Auburn		State: NY	Zip Code: 13021
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 YES
			X
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 YES
NYSDEC, SPDES permit for Stormwater			X
3.a. Total acreage of the site of the proposed action?		_____ 118.85 _____ acres	
b. Total acreage to be physically disturbed?		_____ 31.1 _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 118.85 _____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" 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
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____		Date: _____
Signature: _____		

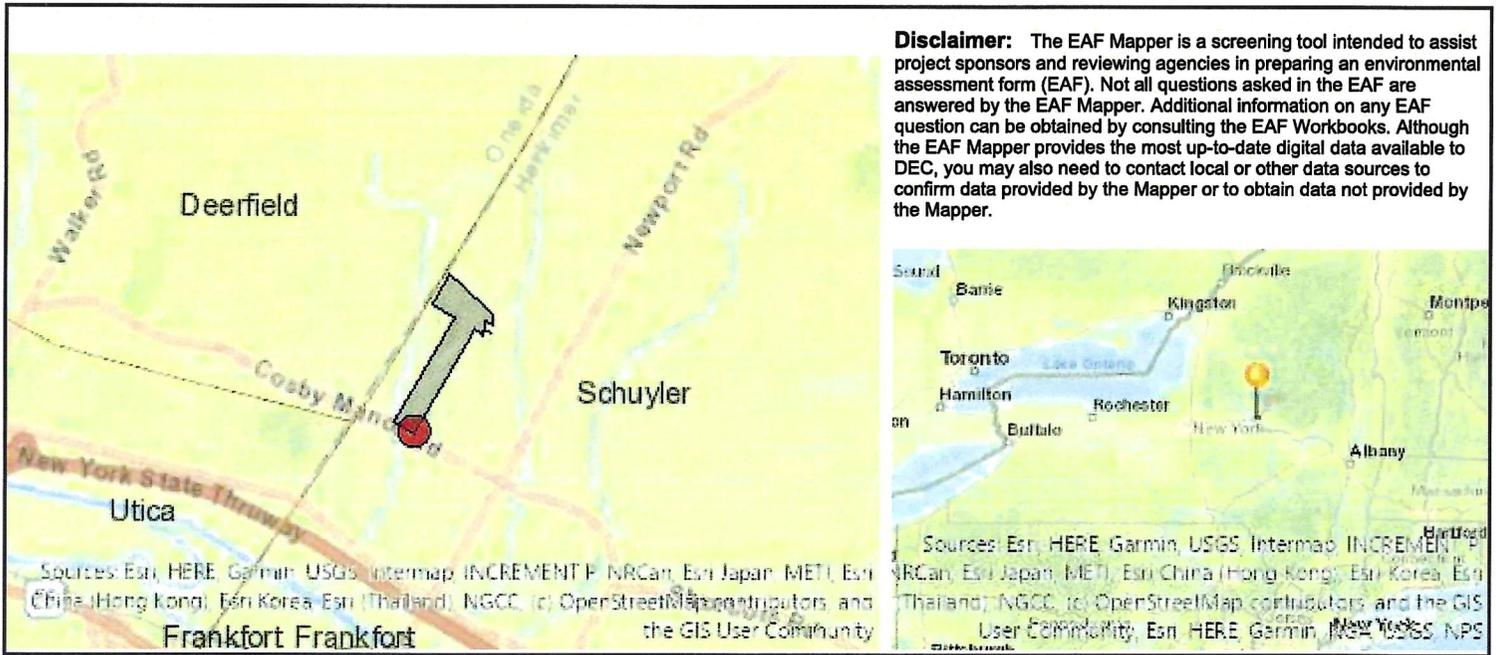
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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)



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



PROJECT INFORMATION

Project Number
 R25.17980.00

Client Name
ACADIA ENERGY

Project Name
**HERKIMER COUNTY
 GAETANO 1 SITE**

Project Address
 11095 COSBY MANOR ROAD

PROJECT ISSUE & REVISION SCHEDULE

No. Date Description

PROFESSIONAL STAMPS

**FOR REVIEW ONLY
 NOT FOR PERMIT OR
 CONSTRUCTION**

NEW YORK STATE EDUCATION STATEMENT

FILE A DECLARATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PROFESSIONAL SERVICE RENDERED UNDER THE SUPERVISION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR. TO OBTAIN THE FULL NAME AND ADDRESS BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR IS A CRIME. THIS DECLARATION IS TO BE FILED WITH THE STATE EDUCATION DEPARTMENT AND THE DATE OF SUCH A DECLARATION AND A SPECIFIC DESCRIPTION OF THE ACTIVITIES.

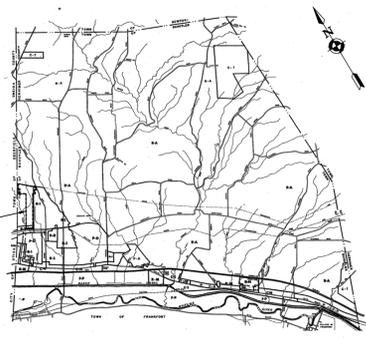
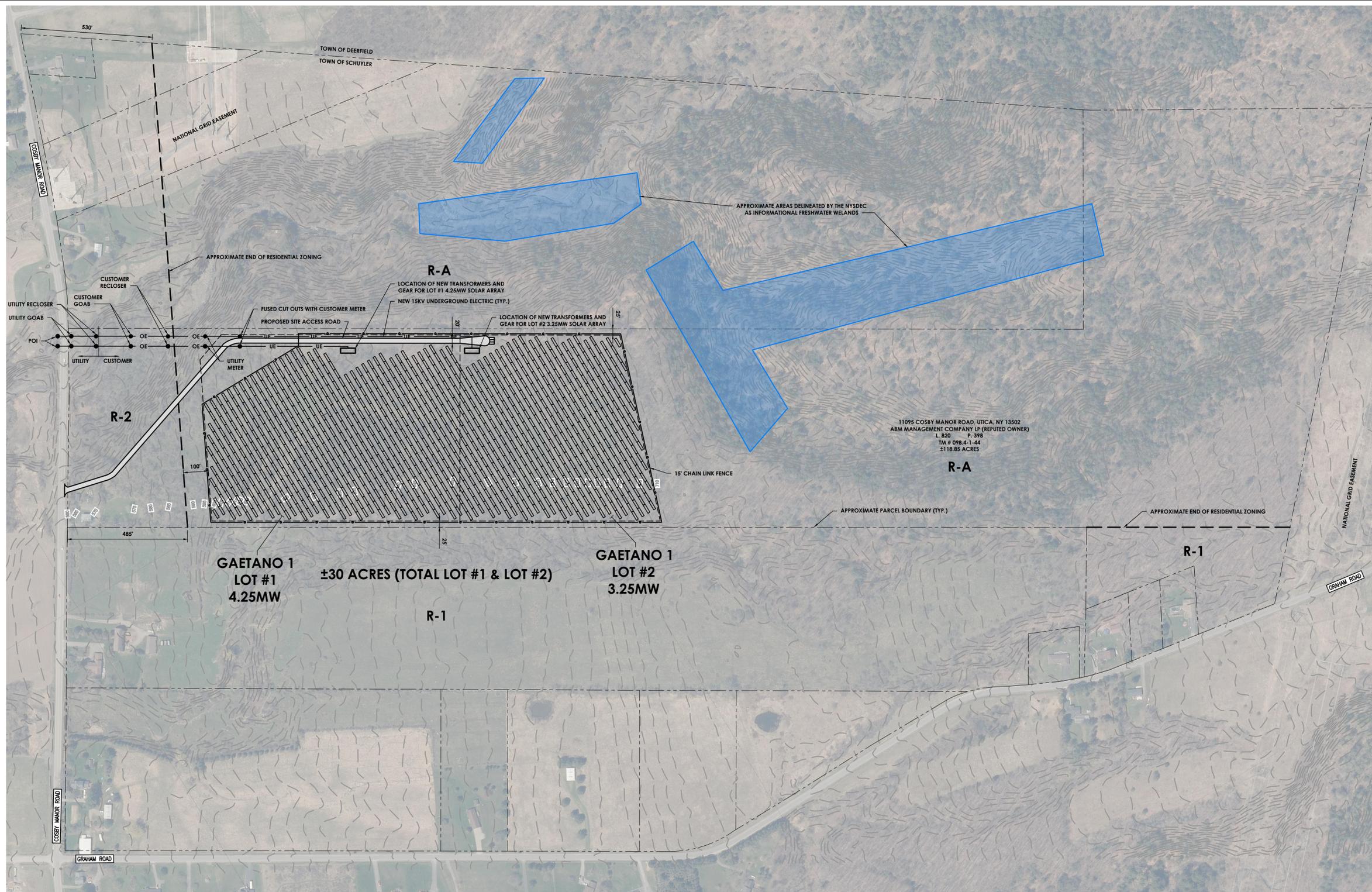
SHEET INFORMATION

Issued	Scale
10/10/2025	AS SHOWN
Project Status	City Revision Number
ZBA REVIEW	Checked By
Drawn By	NMO
Drawing Title	WEL

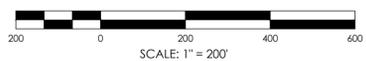
GAETANO 1 CONCEPT SITE PLAN

Drawing Number

**AE
 C100**



**ZONING MAP
 TOWN OF SCHUYLER, N.Y.**
ZONING DISTRICTS:
 R-1 RESIDENCE - AGRICULTURE
 R-1 RESIDENCE
 R-2 RESIDENCE
 R-M RESIDENCE-MOBILE
 C-H COMMERCIAL-HIGHWAY
 C-I COMMERCIAL-INDUSTRIAL
 F-P FLOOD PLAIN
 P-D PLANNED DEVELOPMENT
 C-T CELLULAR TOWER



TOWN OF SCHUYLER ZONING SUMMARY:
 11095 COSBY MANOR ROAD, UTICA, NY 13502
 PARCEL ID: 098.4-1-44
 OWNER: ABM MANAGEMENT COMPANY LP
 SIZE: 118.85 ACRES
 ZONING: R-1 & R-2 RESIDENCE; R-A RESIDENCE-AGRICULTURE
 SOLAR FARM INSTALLATION LIMITED TO ONLY R-A
 R-A FRONT SET BACK FROM ZONING BOUNDARY (R-2): 100'
 R-A SIDE SETBACK: 25'
 R-A MINIMUM REAR SETBACK: 30'
 R-A MAXIMUM LOT COVERAGE: 25% (±30 ACRES)

- NOTES:**
- CONTOURS WERE GENERATED USING AVAILABLE LIDAR DATA. 5' MAJOR CONTOURS SHOWN FOR CLARITY.
 - PARCEL LINES SHOWN ARE APPROXIMATE. FIELD VERIFY ALL PARCEL BOUNDARIES TO VERIFY EXTENT OF USABLE AREA.
 - TOWN OF SCHUYLER ZONING REGIONS ARE APPROXIMATE SCALED IN FROM PROVIDED TOWN ZONING MAP. 2022 TOWN MORATORIUM LIMITS SOLAR FARM INSTALLATION TO R-A AREAS.
 - APPROXIMATE EXTENT OF NYSDEC INFORMATIONAL FRESHWATER WETLANDS SHOWN FOR REFERENCE TO PROJECT AREA.

- LEGEND:**
- PROPOSED SOLAR FARM AREA
 - APPROXIMATE ZONING BOUNDARY
 - APPROXIMATE PARCEL BOUNDARY
 - PROPOSED OVERHEAD ELECTRIC LINE
 - PROPOSED UNDERGROUND ELECTRIC LINE
 - PROPOSED CHAIN LINK PERIMETER FENCE
 - APPROXIMATE NYSDEC INFORMATIONAL WETLAND BOUNDARY

Sheet Size: 24x36
 Drawing Name: S:\Projects\Acadada\Gaetano 1\01_Design\03_Civil\CAD\CAD_Prelim\Site_Location_Map_RECOVER.dwg
 Date last accessed: 10/10/2025 4:28 PM
 Date last plotted: 10/10/2025 4:28 PM
 Plotted By: Nathan Oikawa