

TOWN OF COLESVILLE
NY Colesville I LLC Solar Project
TAX MAP ID: 133.00-2-3
SPECIAL USE PERMIT AND SITE PLAN APPLICATION

November 21, 2025

To: Involved Agencies under SEQR (Distribution List Attached)
From: Town of Colesville Planning Board
RE: NY Colesville I, LLC Solar Project- Special Use Permit and Site Review

The Town of Colesville Planning Board (hereinafter referred to as the Board) is currently in the process of establishing itself as Lead Agency under the State Environmental Quality Review (SEQR). The enclosed information has been sent to your agency because it has been determined that you may have some interest in the project.

The proposed action includes the development of an approximately 5.0-megawatt alternating-current (MWAC) ground-mounted solar facility on a ± 76.5 -acre site located on the west side of Mauchline Road, Tax Map No. 133.00-2-3 is ± 76.5 acres (hereinafter the "subject property"). The owner would lease approximately ± 32.04 acres of the subject property to the applicant (i.e., Mongaup River Solar, LLC). The area of disturbance for the proposed project would be ± 31.38 acres. The solar facility would be situated on the southern portion of the subject property. The proposed action would include the installation of solar modules with a maximum height of 15 feet; an eight-foot-high deer fence around the proposed solar facility; two concrete equipment pads to house electrical equipment (i.e., two transformers); two inverter banks; stormwater infrastructure (i.e., filter strips and gravel diaphragms); and electric utility lines to connect the solar panels to the proposed point of interconnection (POI) located to the southeast of the subject property. The proposed action also includes the planting of 107 eastern red cedar trees and 204 *Ilex glabra* plants along the southeastern and southern sides of the solar facility, in accordance with town code requirements. All solar power generated by the proposed action would be sold as Community Distributed Generation. This program allows subscribed participants to share the benefits of clean energy production. According to the applicant, a mix of residential and commercial customers—specifically New York State Electric and Gas (NYSEG) customers—would be able to receive a share of the solar power. A draft site plan set and the long form EAF is enclosed with this notice to provide information about the proposed solar project.

If you would like more information on the project, please feel free to contact the Town of Colesville Building Department at 607-693-1795.

Sincerely,



Barbara Alcantara
Mongaup River Solar
Project Developer

QR Code: Full Digital Submittal Included



CC: Town of Colesville Planning Board
All interested Agencies

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_____ This Agency has no objection to the Town of Colesville Planning Board
assuming Lead Agency status for this action.

_____ This Agency wishes to be considered for Lead Agency for this action.

_____ Other (see comments below)

Comments:

Agency

Signature

Title

Date

PLEASE RETURN TO: Town of Colesville
 Attn. Brad McAvoy, Code Enforcement Officer
 PO Box 27
 Harpursville, NY 13787
 PH: 607-693-2213
 Colesvilleenforcement@echoes.net

NOTE:

If this form is not returned at or before 12:00 pm on December 23, 2025, your agency will be deemed to have no objection to the Town of Colesville Planning Board assuming Lead Agency status for this action.

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SEQR - INVOLVED AGENCY LIST

Town of Colesville Planning Board
780 Welton Street
PO Box 27
Colesville, NY 13787

U.S. Department of Interior Fish and
Wildlife Service
3817 Luker Road
Cortland, NY 13045
(607) 753-9334

Broome County Planning Department
Attn: Frank Evangelisti, Director
60 Hawley St
Binghamton, NY 13901

SEQR - INTERESTED AGENCY LIST

Town of Windsor Town Board
124 Main Street
Windsor, NY 13865
607-655-2023

Windsor Central School District
1191 State Route 79
Windsor, NY 13865
607 655-8216

NYSDEC Region 7
Attn: Broome County, Regional Permit
Admin
5786 Widewaters Parkway
Syracuse, NY 13214-1867

Broome County Soil and Water
Conservation District
Attn: Justin Puglisi_District Manager
USDA Service Center
1163 Upper, Front St,
Binghamton, NY 13905

Windsor Fire Company
PO Box 433
4 Academy Street
Windsor, NY 13865
607-655-1462

NYSDEC SHPO Heritage Program
Attn: Andrea Chaloux
625 Broadway, 5th Floor
Albany, New York 12233-4757

Broome County Office of Emergency
Management
Attn: Neal Haight, Director of Public Safety
153 Lt. VanWinkle Drive
Binghamton, NY 13905