

TOWN OF KIRKWOOD

BUILDING AND CODE ENFORCEMENT DEPT.

TELEPHONE: (607) 775-4313 MAILING ADDRESS: 70 CRESCENT DR. LOCATION: 41 FRANCIS ST. FAX: (607) 775-9924 E-MAIL: bldgcode@townofkirkwood.org
KIRKWOOD, NY 13795

May 6, 2025

Gina Middleton
Town of Kirkwood Planning Board Attorney
Coughlin & Gerhart, LLP
P.O. Box 2039
Binghamton, NY 13902-2039

Gordie Woolbaugh, Planning Board Chairperson
Town of Kirkwood
70 Crescent Drive
Kirkwood, NY 13795

Kelley Diffendorf, Town Clerk
Town of Kirkwood
70 Crescent Drive
Kirkwood, NY 13795
(With mailing labels for properties within 500')

Lora Zier, Senior Planner
Broome County Dept. of Planning and Economic Development
P.O. Box 1766
Binghamton, NY 13902-1766

Secretary
Town of Kirkwood Planning Board
70 Crescent Drive
Kirkwood, NY 13795

Town of Kirkwood Building and Code Dept. - file

Project sponsor/Mailing Address: Norbut Solar Farms
1241 University Avenue
Rochester, NY 14607

Location of Parcel: 149 Quilty Hill Road, Kirkwood, NY 13795 (2 parcels)
165 Foley Road, Kirkwood, NY 13795

Tax Map #: 147.00-1-7.11, 147.00-1-2.2, and 147.00-1-2.11

Zoning District: Agricultural/Rural Residence, Residence R

Planning Board meeting: June 11, 2025 @ 7PM

Municipal Planning Board: PB 2025-3

Planning Board Meeting: June 11, 2025
PB 2025-3

Tax Map: 147.00-1-7.11, 147.00-1-2.2,
& 147-00-1-11

Norbut Solar Farms
149 Quilty Hill & 165 Foley Rds, Kirkwood, NY

Brief Project Description: Applicant will be purchasing 149 Quilty Hill Road, 165 Foley Road, and a portion of 147.00-1-7.11 (also known as 149 Quilty Hill Road) in order to establish three (3) independent and contiguous sites as well as an overhead electrical interconnection in order to generate and deliver renewable electric energy to the community, generating an overall capacity of 15MWac. One solar farm total over the 3 sites.

239 REVIEW SUBMISSION FORM

BROOME COUNTY PLANNING AND ECONOMIC DEVELOPMENT, PO Box 1766, Binghamton, NY 13902

This referral is made pursuant to the requirements of Section 239 l, m and n of General Municipal Law (GML). Broome County will provide comments within 30 days of the date of receiving a complete application. For info on Broome County's 239 procedures, see our [Guide](http://www.gobroomecounty.com/planning/forms) at www.gobroomecounty.com/planning/forms.

OFFICE USE
DATE REC:

Referring Agency: Town / Village / City of: Kirkwood

☐ Legislative Board ☒ Planning Board ☐ Zoning Board of Appeals (check all that apply)

Meeting Date(s): LB: _____ PB: 6/11/25 ZBA: _____ **Public Hearing?** ☒ Y ☐ N **Date:** 6/11/25
You may note additional meeting details in the project description box if necessary.

TYPE OF ACTION (check all applicable):

- ☒ Site Plan Review ☐ Planned Development
☐ Area Variance ☐ Subdivision Review
☐ Use Variance ☒ Special Use Permit
☐ Rezoning ☐ Zoning Amendment
☐ Local Law or Zoning Adoption
☐ Comprehensive Plan Adoption/Amendment
☐ Other: _____

PROJECT IS LOCATED WITHIN 500 FEET OF THE FOLLOWING:

- ☐ Municipal Boundary*
☐ State/County Park or Recreation Area
☒ State/County Road
☐ State/County Drainageway/Watercourse
☐ Farm Located in an Agricultural District
☐ State/County-owned land with a public building/institution

HAS THIS PROJECT OR A PRIOR PHASE BEEN SUBMITTED

PREVIOUSLY: ☐ Y ☒ N 239 # (if known): _____

PROJECT INFORMATION:

Project Name: Norbut Solar Farm at Quilty Hill/Foley Roads
Project Sponsor/Applicant: Norbut Solar Farms
Mailing Address: 1241 University Avenue, Rochester, NY 14607
Project Address: 149 Quilty Hill Rd & 165 Foley Rd, Kirkwood, NY 13795
Tax Map Number(s): 147.00-1-2.2, 147.00-1-7.11, 147.00-1-2.11
Zoning District: Agricultural/Rural Residence, Residence R

Planning Board Meeting: June 11, 2025
PB 2025-3
Tax Map: 147.00-1-7.11, 147.00-1-2.2,
& 147-00-1-11
Norbut Solar Farms
149 Quilty Hill & 165 Foley Rds, Kirkwood, NY

Brief Project Description:

Installation of a Commercial Solar Energy System generating a capacity of 15MWac consisting of three nominally distinct but contiguous project sites as well as an overhead electrical interconnection and related improvements hooking into the existing public utility grid.

Supporting Documentation Included with this Referral:

- ☒ Municipal Application(s)
☒ Location Map
☒ Project Narrative
☒ Complete Site Plan ([See Guide for details](#))
☐ Subdivision/PUD Plat
☒ Environmental Assessment Form/EIS
☒ Stormwater Plan (SWPPP, URRP, Site Plan)
☐ Special Studies (Traffic/Visual/Env/Other)
☐ Relevant Local Law or Zoning Text
☐ Other: _____

State Environmental Review (SEQR) Status:

☐ Type I ☐ Type II ☐ Unlisted

Determination of Significance:

☐ Positive Dec ☐ Negative Dec ☐ Not Yet Issued

*Adjacent Municipality:

Has notice been given pursuant to GML 239-nn, if project is located within 500 feet of an adjacent municipality?

☐ Yes ☐ No ☐ NA

Adjacent Muni Name: _____

Include all relevant documents for a complete submittal. Leave blank if NA.

Application Submitted By: _____

Carol Aronson
Signature

on

5/6/25

Date



PROPERTY DETAIL SUMMARY

Parcel # 147.00-1-2.2

149 QUILTY HILL RD, 13795

VIEW:

[GIS Map](#) | [Tax Map](#) | [Real Property \(IMO\)](#) | [Deed](#) | [Streetview](#) | [Bird's Eye](#)

Ownership Information

Property Owner(s): CELIA BEAN
Mailing Address: 97 Depew Rd | Barton, NY 13734
Deed Book & Page: D2716-482

Site Information

Land Area: 78.62 Acres
Property Use: Vacant
Class Code: 322
Water: None | Sewer: None
Utilities: None
[Broadband Availability](#)
Highway Access: Under 1 mile
Adjacent to Rail? No
[Location Map & Directions](#)

Building Information

Year Built: | Historic? No
Square Feet: | Stories: 0
Condition: NA | Grade: NA
[Detailed Inventory and Improvement](#)

Assessment Information

Assessed Value:	Full Value:
Land: \$62,900	Land: \$103,115
Total: \$62,900	Total: \$103,115

Exemptions: None
School District: Windsor
Special Districts: FP341
Property is Taxable
[Municipal Taxes](#) [School Taxes](#)
Last Sale: None Found

Planning Information

Municipality: Town of Kirkwood
Zoning: Agricultural Rural Residence
239 Review? No
Census Tract #: 126 [Demographics](#)
In Historic District? No
NYS Historic Tax Credit Eligible? Yes
In Opportunity Zone? No | In HUB Zone? No
In Ag District? No
Fire Coverage: Five Mile Point Fire
Election District: Kirkwood 2 | [Officials](#)

Existing FEMA Information

FEMA SFHA: Out, X
Panel #: 3600480004A | Date: 06-01-1977
[Official FEMA Map](#)

Preliminary FEMA Information

FEMA SFHA: Out, X
Panel #: 36007C0381F | Date: 02-05-2010
[Preliminary FEMA Map](#)

Natural Features

DEC Wetlands? No | NWI Wetlands? No
Watershed: Susquehanna River Great Bend
Aquifer: None | Steep Slopes? Yes
Soil(s): LdC LoE VoC LdD MhD MhC

DISCLAIMER: The information provided is prepared from a variety of sources including surveys, and other public records and data. Users of this data are hereby notified that the information sources should be consulted for verification of the information. Broome County for the information contained herein. Document created on May 8, 2023 by Broome County

Planning Board Meeting: June 11, 2025
PB 2025-3

Tax Map: 147.00-1-7.11, 147.00-1-2.2,
& 147.00-1-11

Norbut Solar Farms
149 Quilty Hill & 165 Foley Rds, Kirkwood, NY



PROPERTY DETAIL SUMMARY

Parcel # 147.00-1-7.11

149 QUILTY HILL RD, 13795

VIEW:

[GIS Map](#) | [Tax Map](#) | [Real Property \(IMO\)](#) | [Deed](#) | [Streetview](#) | [Bird's Eye](#)

Ownership Information

Property Owner(s): CELIA BEAN

Mailing Address: 97 Depew Rd | Barton, NY 13734

Deed Book & Page: D2716-476

Site Information

Land Area: 22.1 Acres

Property Use: Vacant

Class Code: 322

Water: None | Sewer: None

Utilities: Electric

[Broadband Availability](#)

Highway Access: Under 1 mile

Adjacent to Rail? No

[Location Map & Directions](#)

Building Information

Year Built: | Historic? No

Square Feet: | Stories: 0

Condition: NA | Grade: NA

[Detailed Inventory and Improvement](#)

Assessment Information

Assessed Value: Full Value:

Land: \$54,165 Land: \$88,795

Total: \$54,165 Total: \$88,795

Exemptions: None

School District: Windsor

Special Districts: FP341

Property is Taxable

[Municipal Taxes](#) [School Taxes](#)

Last Sale: None Found

Planning Information

Municipality: Town of Kirkwood

Zoning: Agricultural Rural Residence

239 Review? No

Census Tract #: 126 [Demographics](#)

In Historic District? No

NYS Historic Tax Credit Eligible? Yes

In Opportunity Zone? No | In HUB Zone? No

In Ag District? No

Fire Coverage: Five Mile Point Fire

Election District: Kirkwood 2 | [Officials](#)

Existing FEMA Information

FEMA SFHA: Out, X

Panel #: 3600480004A | Date: 06-01-1977

[Official FEMA Map](#)

Preliminary FEMA Information

FEMA SFHA: Out, X

Panel #: 36007C0381F | Date: 02-05-2010

[Preliminary FEMA Map](#)

Natural Features

DEC Wetlands? No | NWI Wetlands? No

Watershed: Susquehanna River Great Bend

Aquifer: None | Steep Slopes? Yes

Soil(s): VoC MhD MhC

DISCLAIMER: The information provided is prepared from a variety of sources including surveys, and other public records and data. Users of this data are hereby notified that the information sources should be consulted for verification of the information. Broome County for the information contained herein. Document created on May 8, 2023 by Broome County

Planning Board Meeting: June 11, 2025
PB 2025-3

Tax Map: 147.00-1-7.11, 147.00-1-2.2,
& 147.00-1-11

Norbut Solar Farms

149 Quilty Hill & 165 Foley Rds. Kirkwood, NY



PROPERTY DETAIL SUMMARY

Parcel # 147.00-1-2.11

165 FOLEY RD, 13795

VIEW:

[GIS Map](#) | [Tax Map](#) | [Real Property \(IMO\)](#) | [Deed](#) | [Streetview](#) | [Bird's Eye](#)

Ownership Information

Property Owner(s): ROBERT D MAIN & VERNA C MAIN
Mailing Address: 331 Waterdam Rd | McDonald, PA 15057
Deed Book & Page: D2400-188

Site Information

Land Area: 51.55 Acres
Property Use: Agricultural
Class Code: 120
Water: Private | Sewer: Private
Utilities: Electric
[Broadband Availability](#)
Highway Access: Under 0.5 miles
Adjacent to Rail? No
[Location Map & Directions](#)

Building Information

Year Built: 1947 | Historic? No
Square Feet: 1,932 | Stories: 1.5
Condition: Fair | Grade: Average
[Detailed Inventory and Improvement](#)

Assessment Information

Assessed Value: Full Value:
Land: \$35,000 Land: \$57,377
Total: \$40,000 Total: \$65,574
Exemptions: None
School District: Windsor
Special Districts: FP341
Property is Taxable
[Municipal Taxes](#) [School Taxes](#)
Last Sale: Sold on 04/15/2013 for \$149,900

Planning Information

Municipality: Town of Kirkwood
Zoning: Residence R & Agricultural Rural
Residence
More than one zone, see map
239 Review? Yes, within 500 feet of
State/County Road
Census Tract #: 126 [Demographics](#)
In Historic District? No
NYS Historic Tax Credit Eligible? Yes
In Opportunity Zone? No | In HUB Zone? No
In Ag District? No
Fire Coverage: Five Mile Point Fire
Election District: Kirkwood 2 | [Officials](#)

Existing FEMA Information

FEMA SFHA: Out, X
Panel #: 3600480004A | Date: 06/01/1977
[Official FEMA Map](#)

Preliminary FEMA Information

FEMA SFHA: Out, X
Panel #: 36007C0381F | Date: 02/05/2010
[Preliminary FEMA Map](#)

Natural Features

DEC Wetlands? No | NWI Wetlands? No
Watershed: Susquehanna River Great Bend
Aquifer: None | Steep Slopes? Yes
Soil(s): Ta ChA VoC Ad MhD MhC

DISCLAIMER: The information provided is prepared from a variety of sources including surveys, and other public records and data. Users of this data are hereby notified that the information sources should be consulted for verification of the information. Broome County for the information contained herein. Document created on May 1, 2024 by Broome County

Planning Board Meeting: June 11, 2025
PB 2025-3
Tax Map: 147.00-1-7.11, 147.00-1-2.2,
& 147.00-1-11
Norbut Solar Farms
149 Quilty Hill & 165 Foley Rds, Kirkwood, NY

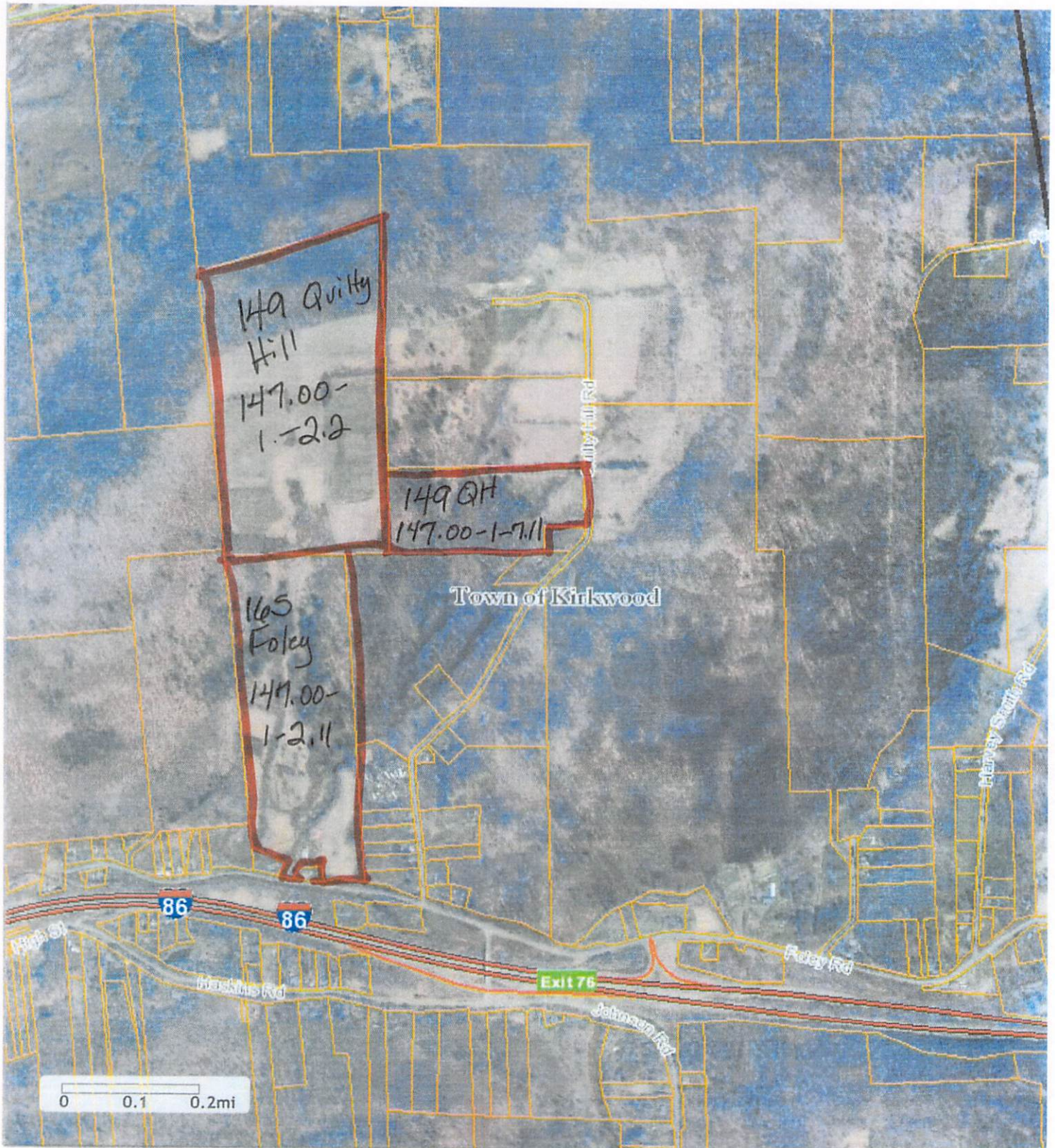


Parcel Mapper

Like

Scale = 1

12703



Planning Board Meeting: June 11, 2025

PB 2025-3

Tax Map: 147.00-1-7.11, 147.00-1-2.2,
& 147.00-1-11

Norbut Solar Farms

149 Quilty Hill & 165 Foley Rds, Kirkwood, NY

TOWN OF KIRKWOOD
BUILDING AND CODE ENFORCEMENT DEPT.

TELEPHONE:
(607) 775-4313

MAILING ADDRESS:
70 CRESCENT DR.

LOCATION:
41 FRANCIS ST.
KIRKWOOD, NY 13795

FAX:

(607) 775-9924

E-MAIL:
bdgcode@townofkirkwood.org

PLANNING BOARD
SITE DEVELOPMENT APPLICATION

(Internal Use Only)

Planning Board meeting date: 5/14/2025 6/11/25 @
Planning Board #: 2025-3
Application Fee \$: 100.00 Cash/Check #: 1032 Dated: 3/24/25
Publication Fee \$: 100.00 Cash/Check #: 1032 Dated: 3/24/25
Receipt # _____ Dated: _____

Applicant name: Norbut Solar Farm, LLC

Property Owner/Name/Address/Telephone: _____

Location: 149 Quilty Hill Rd & 165 Foley Rd, Kirkwood, NY 13795

Tax Map #: 147.00-1-2.2, 147.00-1-2.11 & portion of 147.00-1-7.11

Name of proposed development: Quilty Hill-Foley Rd. Solar

Telephone #: _____

(For Code Dept. Official)
Date received/Initial

✓	Building Permit denied # <u>PA 2025-47</u> Date <u>5/6/25</u>	(C) / <u>5/6/25</u>
✓	Site Plan Application with Section 809 Certification and Publication document, dated and signed.	(C) / <u>5/5/25</u>
✓	Environmental Assessment Form with Section 809 Certification and Publication Expense document, dated and signed (Short _____ Long <u>✓</u>).	(C) / <u>5/5/25</u>
✓	239 Review Submission Form necessary? YES <u>✓</u> NO _____	(C) / <u>5/5/25</u>

Planning Board Meeting: June 11, 2025
PB 2025-3
Tax Map: 147.00-1-7.11, 147.00-1-2.2,
& 147.00-1-11
Norbut Solar Farms
149 Quilty Hill & 165 Foley Rds, Kirkwood, NY

For issuance of a building permit, a signed plan for such lot or tract at a scale of 1"=50' or a scale less to the inch, prepared by a New York State licensed architect or engineer (unless, in view of the specific nature of that application, the requirement by such a professional is expressly waived by the Planning Board) and containing thereon the following information shall be submitted to the Town Planning Board for approval:

Preliminary New York State architectural or engineered stamped plans and specifications including elevations showing the use, location and dimensions of proposed building and also showing type of construction and finish color. Floor plan with room use identification.

CAM / 5/5/25

A site plan showing the location of buildings, location and dimensions of driveways, driveway intersections with streets, parking areas with lines and maneuvering areas, open spaces, property lines and specifications.

CAM / 5/5/25

A storm drainage and grading plan with analysis showing no increase in runoff of proposed handling of surface water runoff and erosion control including specifications and finished contours.

CAM / 5/5/25

A plan showing utilities and utility easements including method of sewage disposal in detail. If a private disposal system is used, plans for the system shall bear the stamped approval of the Broome County Health Department.

CAM / 5/5/25

Plans for all signs to be erected including dimensions, elevations and sign locations.

CAM / 5/5/25

A landscape plan, prepared by a professional landscape architect or other competent person employed by a commercial garden center, showing landscaping to be installed and maintained in front, side and rear yards as developed, including shade trees, deciduous shrubs, evergreens, defined areas of well-kept grassed areas and ground cover. All such landscaping, grassed areas and ground cover areas shall be maintained in a healthy growing condition at all times.

CAM / 5/5/25

Plan of lighting of any interior roadway, driveway, parking area and off-street loading area.

CAM / 5/5/25

In all cases where the planning Board shall deem it advisable to determine whether or not the facility will be in conformation with the applicable performance standards or other provisions of this ordinance, the Planning Board shall require adequate testing procedures and shall utilize expert assistance at the expense of the applicant.

CAM / 5/5/25

Does the applicant meet the parking requirements per our zoning schedule?

N/A

EXHIBIT B

EXHIBIT C

EXHIBIT D

Kirkwood Planning Board
Site Development Plan Approval Application
June 11, 2025

Planning Board Meeting: June 11, 2025
PB 2025-3
Tax Map: 147.00-1-7.11, 147.00-1-2.2,
& 147-00-1-11
Norbut Solar Farms
149 Quilty Hill & 165 Foley Rds, Kirkwood, NY

SITE DEVELOPMENT APPLICATION

(To be completed by applicant)

Fifteen (15) copies of plans, maps, bound material, color brochures, and any extra pertinent information must be supplied by applicant and be received by the Building Code Officer at LEAST 35 days prior to the scheduled Planning Board meeting. The Planning Board meets the second Monday of each month.

Applicant's Name: Norbut Solar Farms
Address: 1241 University Avenue
Rochester, NY 14607
Telephone: 585 504 2205 Fax: N/A Email: ssaunders@norbutsolarfarms.com

Plans Prepared by (name): J. Mark Privette, PE
Address: 407 Lithia Pinecrest Rd, Brandon FL 3351
Telephone: (813) 374-9177 Fax: N/A Email: mprivette@tectonicengineering.com

Owner of Property (name, if different): Douglas Harris (Tax IDs 147.00-1-2-2, 147-1-7.11)
Address: Robert D. and Verna C Main (Tax IDs 147.00-1-2.11)

Telephone: _____ Fax: _____
(If more than one owner, provide information for each.)

Location of site: 149 Quilty Road, Kirkwood, NY and 165 Foley Road, Kirkwood, NY 13795

Ownership intentions, (purchase options, proposed uses of site, etc.)
Properties are under options to purchase with respective owners for the purpose of constructing solar energy facilities.

Current zoning classification: A/R-R and R

State and Federal permits needed (list type and appropriate department):
SPDES for Construction Activities- NYSDEC

Total area of site (feet or acres): 143.63 Ac

Anticipated construction time: 01 Aug 2025

Will development be staged? No

Current land use of site (agriculture, commercial, undeveloped, etc.):
Agriculture and Undeveloped

Current condition of site (buildings, brush, etc.):
Agriculture fields and Forest

Character of surrounding lands (suburban, agriculture, wetlands, etc.):
Agriculture and Rural Residential

Estimated cost of proposed improvement: \$ _____ - TBD

Anticipated increase in number of residents, shoppers, employees, etc.: None

Is property located within 500 ft. (1500 ft. for cell tower): (check all which apply)		
	YES	NO
a) Any Town of Kirkwood Municipal boundary	_____	_____ <input checked="" type="checkbox"/>
b) State/County Road	_____ <input checked="" type="checkbox"/>	_____
c) Under Article 25AA of the County Law, a farm located in an Agricultural District	_____	_____ <input checked="" type="checkbox"/>
d) State/County Park or Other Recreation Area	_____	_____ <input checked="" type="checkbox"/>
e) State/County Drainage way/Watercourse	_____ <input checked="" type="checkbox"/>	_____
f) State/County-owned land on which a public building or institution is located	_____	_____ <input checked="" type="checkbox"/>

Please describe the following items below:

Described proposed use including primary use, ground floor area, height and number of stories for each building.

For residential buildings include number of dwelling units by size (efficiency, one bedroom, two bedrooms, three or more bedrooms) and number of parking spaces to be provided.

For non-residential buildings, include total floor area, total sales area, number of automobile and truck parking spaces.

Other proposed structures.

(Use separate sheet if needed)

The Project has an overall generating capacity of 15MWac and meets the definition of a Commercial Solar Energy System as set forth in Article VII section 703 of the Town of Kirkwood Zoning Law. The Project will consist of three nominally distinct but contiguous sites as well as an overhead electrical interconnection and related improvements connecting to the existing public utility grid. The Project interconnection has been designed in compliance with the NYS Standardized Interconnection Requirements. The Project will also include a gravel access drive, perimeter fencing and stormwater management improvements, all of which will be located completely within the A/R-R zoning district.