Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Explanation of Part 2 responses of potential moderate impacts as a result of the proposed project:

1. **Impact on Land: Items b, c, & f.** Some locations in the array area and interconnection strip are well over 15% slopes, and bedrock depths average only 2.5' from the test holes taken. Slopes are even steeper and bedrock depths shallower on interconnection strip down to West Scott Road. The applicant has now detailed (as of 2/3/2026) additional efforts to protect these areas (added a holding basin, straw wattles, & water bars), and has refined the drawing sheets to show more details and mitigation efforts for these concerns; when installed & properly maintained, these practices should minimize any erosional impacts.

3. **Impacts on Surface Water: Items h & i.** Due to the steeper slopes and shallow bedrock depths, there are some risks and concerns that during (and even after) construction, that any unchecked erosion could impact site & downstream water courses, and potentially even the primary Cortland-Homer-Preble SSA located in the valley floor east of the project. On a similar solar project south of the City of Cortland, construction runoff impacted an on-site wetland water quality and flooded downstream private properties. Again, the the SWPPP & project drawings have been upgraded (2/3/2026) to better describe and show the protective measures in greater detail, which when installed, should mitigate water quality concerns.

8. **Impact on Agricultural Resources: Item d.** The proposed project may irreversibly convert more than 2.5 acres of agricultural land) to non-agricultural uses, and is located in an Agricultural District. This concern is probably more minor in nature, as the array lands could be reclaimed for agricultural use after decommissioning, and the acreage involved is is relatively small in comparison to the total overall agricultural land base in Cortland County.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: **X** Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: **X** Part 1 **X** Part 2 **X** Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the **THE TOWN OF HOMER PLANNING BOARD** as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Scott Road Solar / Seaboard Solar / Houghton Hill Rd	
Name of Lead Agency: Homer Town Planning Board	
Name of Responsible Officer in Lead Agency: Michael McMahon	
Title of Responsible Officer: Chairman	
Signature of Responsible Officer in Lead Agency:	Date: 2/5/2026
Signature of Preparer (if different from Responsible Officer)	Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html