

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
Phone: (585) 394-1120 / Fax: (585) 394-9476

CANANDAIGUA TOWN CLERK

DEC -5 2022

RECEIVED 100

PLANNING BOARD APPLICATION SITE PLAN / SPECIAL USE PERMIT

CPN 22-010

FOR: ☒ Sketch Plan Review

☐ One Stage Site Plan Approval (Preliminary & Final Combined)

☐ Two Stage Preliminary Site Plan Approval ☐ Two Stage Final Site Plan Approval

☐ Special Use Permit (New) ☐ Special Use Permit (Renewal)

Permission for on-site inspection for those reviewing application: ☐ Yes ☐ No

1. Name and address of the property owner: Blake and Jennifer Stockwell
5601 Huntington Place, Norfolk, VA 23509

Telephone Number of property owner: 703-943-6280

Fax # E-Mail Address:

****If you provide your e-mail address, this will be the primary way we contact you ****

2. Name and Address Applicant *if not the property owner*: Canandaigua - CR30 Solar I, LLC &
Canandaigua -CR30 Solar II, LLC c/o Distributed Sun, 1425 K St. NW, Suite 701, Washington DC 20005

Telephone Number of Applicant: 443-454-7990

Fax # E-Mail Address: chet@distributedsun.com

****If you provide your e-mail address, this will be the primary way we contact you ****

3. Subject Property Address: County Route 30

Nearest Road Intersection: County Route 30 and New Michigan Road

Tax Map Number: 69.00-1-52.120 Zoning District: AR-1

4. Is the Subject Property within 500' of a State or County Road or Town Boundary? (If yes, the Town may refer your application to the Ontario County Planning Board.)

Please circle one: YES NO

5. Is the Subject Property within 500' of an Agricultural District? (If yes, an Agricultural Data Statement must be completed and submitted with this application.)

Please circle one: YES NO (Continued on Back)

6. What is your proposed new project?

Canandaigua - CR30 Solar I and Canandaigua - CR30 Solar II propose a 4.0 MW-ac and a 1.5 MW-ac solar photovoltaic facility, totaling approximately 40 acres, to be constructed and connected to Rochester Gas & Electric facilities for community solar programs.

7. Have the necessary building permit applications been included with this form? If not, please verify which forms are required to be submitted with the Development Office. No

8. If applying for Site Plan Approval or Special Use Permit, attach a completed Soil Erosion and Sedimentation Control Plan and Permit Application as described in Chapter 165 of the Town Code.

9. Are you requesting a waiver from a professionally prepared site plan?

Please circle one:

☒ YES

☐ NO

If "yes" the property owner acknowledges and accepts full responsibility for any errors or misrepresentation depicted on the site plan and agrees to indemnify the Town of Canandaigua for any and all expenses, including reasonable attorney's fees, incurred by the Town as a result of any such error or misrepresentation.

CCR30S(property owner's initials)

10. If no, attach a professionally prepared site plan as described in Chapter 220 Article VII (Site Plan Regulations) of the Town Code.

11. If a Special Use Permit is requested, attach plans and documentation as required in Chapter 220 Article VI (Regulations Governing Special Permit Uses) of the Town Code.

The applicant / property owner is on notice that their personal/bank check submitted to the Town to meet the landscaping/soil erosion surety requirement(s) as noted in the Planning Board decision sheet will be deposited into a Town non-interest bearing bank account.

IDENTIFICATION OF POTENTIAL CONFLICTS OF INTEREST

(Required by NYS General Municipal Law § 809)

1. ***If the Applicant is an Individual:*** Is the applicant or any of the immediate family members of the applicant (including spouse, brothers, sisters, parents, children, grandchildren, or any of their spouses) related to any officer or employee of the Town of Canandaigua? YES NO ☒ N/A
2. ***If the Applicant is a Corporate Entity:*** Are any of the officers, employees, partners, or directors, or any of their immediate family members (including spouse, brothers, sisters, parents, children, grandchildren, or any of their spouses) of the company on whose behalf this application is being made related to any officer or employee of the Town of Canandaigua? YES ☒ NO
3. ***If the Applicant is a corporate entity:*** Are any of the stockholders or partnership members (holding 5% or more of the outstanding shares), or any of their immediate family members (including spouse, brothers, sisters, parents, children, grandchildren, or any of their spouses) of the company on whose behalf this application is being made related to any officer or employee of the Town of Canandaigua? YES ☒ NO

4. *If the Applicant has made any agreements contingent upon the outcome of this application:* If the applicant has made any agreements, express or implied, whereby said applicant may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of this application, petition, or request, are any of the parties to said agreement officers or employees of the Town of Canandaigua? YES NO

If the answer to any of the above questions is YES, please state the name and address of the related officer(s) or employee(s) as well as the nature and extent of such relationship:

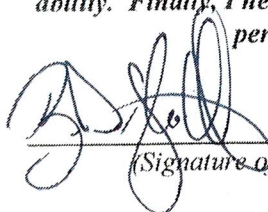
***Property Owner is responsible for any consultant fees
(Town Engineer, Town Attorney, etc.) incurred during the application process.***

Please note that the **Property Owner** is responsible for all consultant fees during the review of this application including legal, engineering, or other outside consultants. Applications submitted to the Town of Canandaigua Planning Board will normally receive chargeback fees of at least five hours to ten hours for planning services including intake, project review, resolution preparation, SEQR, and findings of fact. PLEASE NOTE that the number of hours will be SIGNIFICANTLY INCREASED due to incomplete applications, plans lacking detail, or repeated continuations. Subdivision applications and larger commercial or industrial projects traditionally require more hours of engineering, legal, and other consultant review and preparation and will incur higher costs. Applications for new construction may be referred to the Town Engineer for engineering review which may include at least an additional eight to twelve hours of review time. The **Property Owner** will also be responsible for legal fees for applications submitted to the Town of Canandaigua Planning Board, Zoning Board of Appeals, or the Town of Canandaigua Development Office. Fees for engineering and legal expenses traditionally range between one hundred and one hundred fifty dollars per hour. A copy of the Town's annual fee schedule is available upon request from the Development Office or the Town Clerk's Office. The **Property Owner's** signature below indicates that the **Property Owner** understands that the **Property Owner** will be responsible for all outside consultant fees incurred as a result of the submitted application, and consents to these charges. Additionally projects approved by the Town of Canandaigua Planning Board may be required to pay a parks and recreation fee as established by the Town Board (currently \$ 1,000 per unit) if required as part of the conditions of approval.

Blake Stockwell
(property owner)

Jennifer Stockwell
(property owner)

I hereby acknowledge that I have reviewed all the questions contained in this application and certify that the information provided is accurate and complete to the best of my knowledge and ability. Finally, I hereby grant my designated person in Question #2 of this application form, permission to represent me during the application process.


(Signature of Property Owner)

23 NOV 2022
(Date)

Town of Canandaigua

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Canandaigua, NY 14424

Phone: (585) 394-1120 / Fax: (585) 394-9476

CPN #: _____

Sketch Plan Checklist

Applicant: Canandaigua - CR30 Solar I & Canandaigua - CR30 Solar II c/o Distributed Sun

Project Address: County Route 30


Tax Map #: 69.00-1-52.120

Zoning District: AR-1

Project Description Narrative: Proposal to construction one 4.0 MW-ac and one 1.5 MW-ac photovoltaic facility for participation in RG&E's Community Distributed Generation program

Sketch Plan Checklist – Chapter 220 §220-66***	Shown on Plan by Applicant	Initial PRC Review	PRC Follow Up Review
A. The sketch plan shall be clearly designated as such and shall identify all existing and proposed:			
1) Zoning classification and required setbacks.			
2) Lot lines.			
3) Land features including environmentally sensitive features identified on the NRI. (woods, streams, steep slopes, wetlands)			
4) Land use(s). (residential, agricultural, commercial, or industrial)			
5) Utilities. (i.e. location of electric, gas, well, septic, sewer, cable)*			
6) Development including buildings, pavement and other improvements including setbacks.			
7) Location and nature of all existing easements, deed restrictions and other encumbrances.			
B. Sketch plans shall be drawn to scale.**			
C. It is the responsibility of the applicant to provide a sketch plan that depicts a reasoned and viable proposal for development of the lot.			

I have reviewed my submitted application and drawings against the above noted criteria and hereby certify that the submitted application matches this check list.



Signature of Applicant / Representative

November 22, 2022
Date

On behalf of Canandaigua - CR30 Solar I, LLC

and Canandaigua - CR30 Solar II, LLC
*May be obtained from UFPO – dial 811 for assistance.

**Development that exceeds 1,000 square feet, requires the site plan to be completed by a NYS licensed professional engineer and/or surveyor. (§220-99-C-1-c)

***This form is not required for the construction of a new single-family dwelling within an approved subdivision.