



Via -E-Mail

November 20, 2020

Town of Canandaigua
Attention: Eric Cooper, Town Planner
5440 Route 5 & 20 West
Canandaigua, New York 14424
ecooper@townofcanandaigua.org

Re: Sketch Plan Review Comment Response – CPN-20-082
Proposed Aura Power Solar USA, LLC Canandaigua Solar Farm Project
Tax Parcel # 84.00-1-17.2
Town of Canandaigua, Ontario County, New York

Dear Mr. Cooper:

We are in receipt of the comments issued by the Town of Canandaigua Planning Review Committee (PRC) on November 16, 2020 for the proposed Aura Solar Power USA, LLC Canandaigua Solar Farm Project, located on Tax Parcel ID 84.00-1-17.2 at 2890 County Road 10 in the Town of Canandaigua (CPN-20-082). A summary of the PRC comments and our responses are provided below:

PRC Comment 1. See attached Sketch Plan Checklist—All items with an open circle to the right must be addressed prior to the application being further processed, as follows:

- **The Sketch Plan shall be clearly designated as such and shall identify all existing and proposed:**
 - **Zoning classification and required setbacks: Incorrect height is shown.**
 - **Development including buildings, pavement and other improvements including setbacks: What is the proposed height? Also provide details on fencing, screening and orientation of the solar panels (is the north-south orientation correct?).**

Bergmann Response: The drawing has been revised to clearly indicate that it is a "Sketch Plan." The zoning classification of the project site is already included in the Sketch Plan in the provided Zoning Table. While the Zoning bulk schedule in the Canandaigua Town Code is blank for Large-Scale Solar Systems, the table on the Sketch Plan has been revised to indicate the maximum structure height for solar panels as ten (10) feet, pursuant to §260-62.2(C)(3) of the Town of Canandaigua Zoning Code. The height of the proposed panels is ten (10) feet.

With respect to approximate fencing location, this is already shown on the submitted Sketch Plan. A conceptual typical detail for the proposed agricultural style fencing is now included on the Sketch Plan, and will be included with additional detail in the full final site plan drawing set. With respect to screening, a natural vegetated buffer currently exists to the south, west and east of the project site, screening the property in these directions. Our client would like to discuss the screening that might be required to the east of the project at the sketch plan meeting on December 8, 2020 and include screening as part of a landscaping plan in the final site plan set to be submitted after Sketch Plan review is complete.

PRC Comment 2. At the site plan approval stage: Submit proof of viability from the utility company for connectivity to the utility grid and the decommissioning plan.

Bergmann Response: Acknowledged. Bergmann will work with Aura Power Solar USA to provide these items as part of the full Special Use Permit/Final Site Plan application package.



PRC Comment 3. *May need to delineate the wetlands at the later stage in the application process.*

Bergmann Response: Acknowledged. Bergmann ecological staff is completing the formal Wetland Delineation on the parcel and delineated wetland and stream boundaries will be included on the final site plan submitted to the Canandaigua Planning Board.

PRC Comment 4: *Clarify the height of the panels.*

Bergmann Response: The height of the panels when the tracker panels are at their highest operational azimuth of 50-degrees is ten (10) feet. This is indicated in the updated system specifications attached to this submission.

PRC Comment 5: *Clarify the north-south orientation of the solar panels.*

Bergmann Response: This is correct, the panels are aligned north to south because tracker panels are proposed (please refer to equipment spec sheets previously submitted) which rotate east to west as they follow the sun across the sky, mounted on a north/south racking frame.

PRC Comment 6: The applicant shall provide 1 complete hard copy of the plan. The applicant shall also submit a PDF FILE of the plans via e-mail to the Development Office at devclerk@townofcanandaigua.org.

Bergmann Response: Acknowledged. This submission is being made via email, and a hard copy of the revised Sketch Plan has been mailed to the attention of the Development Clerk's attention at Canandaigua Town Hall.

We look forward to discussing this with the Town of Canandaigua Planning Board agenda during the Sketch Plan Review meeting on December 8, 2020. Should you have any questions or require any additional information, please feel free to contact me at 518.588.8270 or dplante@bergmannpc.com or Robert Switala at 607.333.3120 or via email at rswitala@bergmannpc.com.

Sincerely,

David J. Plante, AICP CEP
ENERGY + ENVIRONMENT PRACTICE LEADER, BERGMANN

Cc: Caroline Rizzo & Rob Moore (Aura Power Solar USA, LLC)
Robert Switala, PE, CPESC, CPSWQ (Bergmann)