

68 - 2021	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Major Subdivision	
Applicant & Owner:	Venezia Group LLC	
Tax Map No(s):	97.04-2-100.100	
Brief Description:	<p>Final major subdivision plat for 11 single family lots off LaCrosse Circle in the Foxridge subdivision off Butler Road in the Town of Canandaigua.</p> <p>https://www.co.ontario.ny.us/DocumentCenter/View/28428/68_21-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/28429/68-2021-Lacrosse-Circle-2020-12-17-Plat-Map-final5B3</p>	

The parent lot is 14 acres. According to OnCor, the property is not constrained by floodplains, wetlands, or steep slopes. Proposed lot sizes range from .25 acres to 1.8 acres. Gutter and downspout water will drain to closed drainage system. Lot drainage will generally be directed to the roadway drainage system. There is also a 50' drainage swale through the middle of the rear yards of lots 8, 9, and 10 and a drainage swale at the rear of lots 4 and 5. Both swales drain to the north where a temporary sediment basin is proposed.

CLCSD Comments Plans under review, comments, if any, will be sent directly to the applicant's engineer.

Board Motion: To retain referrals 60-2021, 61-2021, 62-2021, 67-2021, 67.1-2021, 68-2021, 69-2021, 69.1-2021, 75-2021, 76-2021, 78-2021, 79-2021, 83-2021, and 85-2021 as class 1s and return them to the local boards with comments

Motion made by: David Wink **Seconded by:** Glen Wilkes

Vote: 16 in favor, 0 opposed, 0 abstentions **Motion carried.**

69 - 2021	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Plante, David/Aura Power Solar	
Owner:	Aikey, John	
Tax Map No(s):	84.00-1-17.200	
Brief Description:	<p>Site plan and special use permit for 3.24 MW solar project on 18 acre industrial zoned site at 2890 CR 10 northwest of Saltonstall Street in the Town of Canandaigua.</p> <p>https://www.co.ontario.ny.us/DocumentCenter/View/28430/69_21-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/28431/69-2021-site-plan-only-County-Road-10-2980-2021-03-22- https://www.co.ontario.ny.us/DocumentCenter/View/28461/69-2021-CR-10-2980-2021-03-10-SWPPP https://www.co.ontario.ny.us/DocumentCenter/View/28518/69-2021-CR-10-2980-2021-02-10-Decommissioning-Plan https://www.co.ontario.ny.us/DocumentCenter/View/28578/69-2021-CR-10-2980-2021-02-10-Operations-Maintenance</p>	

This project was submitted for Technical Review as referral 212-2020 in December. The project has been scaled back from 4 MW to the current 3.24 MW. The site is zoned Industrial and development for large scale solar will require a special use permit.

According to OnCor, the site is not constrained by wetland, floodplain, or steep slope areas and is not in the agricultural district. Adjacent land uses include an auto body shop to the north, an existing large scale solar facility to the south, vacant land to the west, and residential to the east across CR 10.

The disturbed area includes 15.42 acres. Application materials also include a 2 page operation and maintenance plan committed to site inspection at least annually and a 14 page decommissioning plan with little project specific information not even MW of the proposed project or the size and tax ID of the project site. The south west corner of the frontage along CR 10 is left undisturbed while the site plan shows solar panels in some wetland areas. Identification of temporary and permanent disturbance appears to include only the square feet of panel and fence pilings in the area of permanent disturbance (3,043 SF). The proposed 20' pervious gravel access road is in the 25' side setback area along the southern property boundary. No landscaping shown along southern perimeter. West vegetation in 25' setback/wetland areas to remain. Existing vegetation along northern perimeter is on adjacent property. A Stormwater Pollution Prevention Plan was provided and reviewed.

Comments

1. Why is frontage area left open and wetland area disturbed? The previous site plan showed location of switch gear yard in the area north of the existing buildings and south of proposed panels.
2. What is the proposed future use of the existing site buildings?
3. The site plan does not indicate location of top soil storage from access road construction or area of concrete pad for electrical equipment.
4. No quantity listed for mix of Eastern Red Cedar and Burkii proposed for screening along CR 10. The site plan does not show screen plantings along 20-40' of frontage south of the access drive.
5. No existing conditions photos are included in Appendix B of the Decommissioning Plan and Ag and Markets Guidelines not included in Appendix D.
6. The Decommissioning Plan introduction indicates the project will have a 35 year lifespan; however, the 2 percent annual escalation of decommissioning costs used to estimate the initial surety requirement uses a 30 year lifespan.

OCSWCD Comments

1. Would recommend the use of silt fence as opposed to filter sock for added working capacity. Silt fence should also be used around topsoil stockpiles.
2. What protections will be in place to conserve delineated wetlands?
3. Locations of topsoil stockpile and concrete truck washout have not been identified on plans.

CPB Comments

1. In response to CPB questions, the applicant representative provided the following information:
 - A proposed 396 SF inverter pad is located on the north side of the access road midway between CR 10 and the rear property line.
 - The temporary wetland disturbance is 1.2 acres and the permanent wetland disturbance is <.1 acre. It is not anticipated the proposed wetland disturbance will require an Army Corps of Engineers permit.
 - No grading of the site is anticipated.
 - The plan set includes specified seed mix for rain garden and pollinator friendly wildflower mix.
 - The project site is not in County Agricultural District #1 and is not subject to NYS Department of Agriculture and Markets farmland soil restoration guidelines referenced in the Decommissioning Plan.
2. The referring body should clarify with the applicant where wildflower and rain garden seed mix will be applied.

Board Motion: To retain referrals 60-2021, 61-2021, 62-2021, 67-2021, 67.1-2021, 68-2021, 69-2021, 69.1-2021, 75-2021, 76-2021, 78-2021, 79-2021, 83-2021, and 85-2021 as class 1s and return them to the local boards with comments

Motion made by: David Wink **Seconded by:** Glen Wilkes

Vote: 16 in favor, 0 opposed, 0 abstentions **Motion carried.**

69.1 - 2021	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Plante, David/Aura Power Solar	
Owner:	Aikey, John	
Tax Map No(s):	84.00-1-17.200	
Brief Description:	Site plan and special use permit for 3.24 MW solar project on 18 acre industrial zoned site at 2890 CR 10 northwest of Saltonstall Street in the Town of Canandaigua. The decommissioning plan projects a 35 year operating lifespan.	

See information at 69-2021.

70 - 2021	Town of Canandaigua Planning Board	Exempt
Referral Type:	Site Plan	
Applicant:	Costich Engineering	
Property Owner:	Daigua LLC	
Tax Map No(s):	113.09-3-10.110	
Brief Description:	Site plan and area variance for addition of 2nd dock and boat hoist, 2 bay shoresport lift, stone shore line stabilisation, 100 SF accessory building with bathroom, retaining wall and steps, and new p aver area off CR 16 at 3844 CR 16 in the Town of Canandaigua. Variances required for second acces point and setback from road.	