

December 1, 2017

Mr. Doug Finch, Town Manager  
Town of Canandaigua  
5440 Routes 5 & 20 West  
Canandaigua, New York 14424

**RE: Cypress Creek Renewables, Aegis Solar, LLC – 5932 Monks Rd  
One-Stage Preliminary Site Plan Review  
Tax Map No. 153.00-1-72.3000**

Dear Mr. Finch:

Cypress Creek Renewables respectfully submits review memo responses and updated application materials in response to the review of the Aegis Solar project completed by MRB Group on November 29<sup>th</sup>, 2017. Each written comment is listed below, followed by a response differentiated in **bold**. Responses from TRC Companies are listed where applicable. These responses are submitted in advance of the continuation of the project's Public Hearing scheduled for October 24<sup>th</sup>, 2017.

1. Section D.2.e.i. of the Full EAF Part I states that 0.56 acres of impervious surface will be generated, while the Bulk Zoning Table provided on the Title Sheet (Sheet C-100) identifies 10.91 acres of 'Solar Area'. Please clarify if 'Solar Area' is defined as the total impervious surface of the PV Racking?

**CCR Response: Solar Area is defined as the surface area of the solar modules combined with the spacing between rows of panels. This area is not defined as impervious surface, and the impervious surface in the Full EAF includes racking posts.**

2. Per the New York State Historic Preservation Office (SHPO) correspondence, it was requested that a Phase I A/B Archeological Survey be completed for areas where grading, grubbing, tree removal, and any excavations more than one (1) foot wide and more than six (6) inches deep. All future correspondences with SHPO should be forwarded to the Town Development office and MRB. Also please note that prior to any earthwork being permitting onsite, a "No Effect" letter will be required."

**CCR Response: A Phase I Archaeological Assessment of the Aegis Solar, LLC Project was completed and will be submitted to SHPO for**

**review. Future SHPO correspondence, including the finalized Phase I Archaeological Assessment, will be forwarded to the Town Development office and MRB. Prior to any earthwork, a "No Effect" letter from SHPO will be obtained.**

3. The status of the ACOE review of this project should be provided and all correspondences with ACOE forwarded to the Town Development Office and MRB.

**CCR Response: A No Permit Required Letter will be requested from ACOE and will be forwarded to the Town Development Office and MRB upon receipt.**

4. The Wetland and Waterbody Delineation Report identifies Stream 2 (S-2) as a USACE Jurisdictional stream, however, the revised plans do not reference this. Please update accordingly.

**TRC Response: The callout for stream S-2 has been modified on Sheet C-150 to identify stream as a USACE Jurisdictional Stream.**

5. A demolition sequence should be added to these plans and the location of the proposed stabilized construction entrance and the construction staging area is to be shown.

**TRC Response: Demolition sequence added to the phasing table presented on sheet C-400. The stabilized construction entrance is shown on sheet C-400. The Laydown yard shown on sheets C-200 and C-300 will act as the construction staging area for the project."**

6. Is the wire pasture fence running along the west side of the existing gravel drive to be removed as part of these improvements? Please make sure all demolition/ removal labels are clearly identified on the plans."

**TRC Response: Label added to C-150 to remove and replace pasture fence with access road improvements.**

7. The general note # 1 6 on these plans suggests that the existing ditches along the eastern property lines will NOT be filled in; however, it is our understanding from previous discussions with the applicant that these areas will be filled in and regraded as part of construction. Please clarify.

**TRC Response: Removed Note 16 from the plans to clarify. Grading is as shown on Sheet C-300.**

8. Please clarify the discrepancies between the three (3) different site plans provided? Please consider combining these plans to eliminate confusion.

**TRC Response: The development in the civil plan set is presented with some proposed items not shown between the sheets for clarity.**

9. The leased boundary and the associated acreage should be clearly defined on the site plans.

**TRC Response: Leased acreage has been added to the bulk zoning table on Sheet C-100.**

10. Please annotate the proposed underground utility connections to the equipment pads. All proposed utilities are to be clearly shown on the plans. All coordination efforts are to be forwarded to the Town Development Office and MRB.

**CCR Response: Electrical equipment and wiring will run overhead along utility poles where shown on the plans, after which it will run underground to the inverter pad and other equipment. The exact route of the wiring will be shown with the electrical set of construction-level plans prior to building permits.**

11. All proposed and existing easement locations should be identified on these plans.

**TRC Response: The easements identified in the site survey have been included in sheet C-150.**

12. The legal descriptions and easement maps for the proposed leased area, cross access easements, and the electrical easement is to be submitted to the Town Planning Board Attorney and Development Office for review and approval. Please note that these will be required to be filed with the Town of Canandaigua Town Clerk prior to issuance of building permits.

**CCR Response: If needed, a Point of Interconnection easement will be identified and clarified at a pre-construction meeting with RGE regarding the Point of Interconnection final build, as per the utility internal process. All easements will be filed accordingly.**

13. The proposed 'Customer Pole with Fused Cutouts Overhead to Underground Transition' is located within the centerline of the ditch/stream, which leads to the 12" CPP storm pipe under Monks Road. The 'Customer Pole' is to be relocated and the plans updated accordingly.

**TRC Response: The utility poles have been shifted westward out of the ditch centerline, refer to sheet C-200.**

14. As part of the site improvements, the existing 18" driveway culvert beneath the gravel drive may need to be replaced. Please coordinate with the Town Highway Superintendent.

**CCR Response: Noted.**

15. A minimum of 30' and all portions of the gravel driveway located within the R.O.W. are required to be paved. The plans are to be updated to reflect this requirement.

**TRC Response: A 30' paved permanent driveway entrance has been called out on plan sheet C-200 and C-300.**

16. The discharge from the proposed pocket pond is being conveyed to the R.O.W. along Monks Road. According to the plans stone rip-rap is shown at the end of the discharge point, which encroaches over the existing edge of pavement of Monks Road. Please note that this will not be permitted by the Town and should be revised accordingly.

**TRC Response: Riprap outlet protection from the pond discharge has been adjusted to not impact the edge of pavement for Monks Road.**

17. The conveyance path for the proposed overflow from the pocket pond should be armored with stone riprap all the way to the R.O.W.

**TRC Response: Overflow conveyance has rock protection, refer to C-300.**

18. The grading plan should be updated to identify the proposed grading areas along the east side of the property where the ditches are to be filled in. Also the designer should consider providing a diversion swale along the northern property line of the site to convey offsite runoff around the site towards the proposed pocket pond. This could potentially alleviate some of the erosion issues along the eastern property line and flooding issues with the existing roadway culvert.

**TRC Response: Grading has been provided for a clean water diversion berm on the northeast side of the site to shift drainage toward the proposed extended detention basin. Grading and infilling of the existing ditch is not proposed. Vegetation to be established in the panel area is expected to aid in preventing further erosion.**

19. The grading associated with the "clean water diversion berm" should be depicted on the plans.

**TRC Response: Grading for the clean water diversion berms has been shown on sheet C-300.**

20. Additional silt fencing is to be provided down slope of the filling areas along the eastern property line and the diversion swale if provided.

**TRC Response: Additional silt fence has been added to the plans on the east side of the site, refer to C-400.**

21. The plans call out two (2) concrete washout areas. The proposed concrete washout area should be removed from the stockpile area and located near the stabilized construction entrance.

**TRC Response: Revised to one concrete washout located adjacent to the pervious access road, refer to sheet C-400.**

22. An access easement to the Town of Canandaigua should be provided to the stormwater management facility to access to the facility and site for emergency maintenance purposes if needed. Furthermore, the Town of Canandaigua Stormwater Maintenance Agreement is required to be provided and inserted into the project SWPPP.

**TRC Response: A discussion between CCR and the Town of Canandaigua has occurred, leading to an understanding that a Stormwater Maintenance Agreement will be established prior to building permits. A placeholder has been included in the SWPPP as Attachment S for future insertion.**

23. It is our understanding that the project does not anticipate a need for the 5-acre waiver from the Town of Canandaigua (MS4) and will be constructed in phases. Therefore,

a phasing plan depicting each phase, the boundary's, and associated acreages, a more detailed construction sequence should be provided. Each step associated within each phase is to be provided. Please note that a no point should more than 5-acres be disturbed; therefore each phase will be required to be stabilized prior to proceeding to the next.

**TRC Response: An erosion control plan with phasing disturbing less than 5 acres at any time is included as Figures 8-12 in the SWPPP and Civil Plans.**

24. The MRB group logo should be removed from the Typical Tree and Shrub Planting Detail (Appendix FF).

**TRC Response: This has been revised on the Landscape Plan.**

25. The following notes regarding phosphorous use should be added to the plans:

- No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly. If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYS DEC.

**TRC Response: These notes have been added to the General Notes section of the Landscape Plan.**

26. Please note that in addition to the Decommissioning Cost Estimate, a Decommissioning Plan will be required and signed by a professional engineer. The Decommissioning Plan shall provide an overall description of the Monks Road PV System, and the Decommissioning Plan should be in accordance with the Decommissioning requirements set forth in Article VI, Section 220-62.2 of the Canandaigua Town Code.

**TRC Response: A revised Decommissioning Cost Estimate and Plan are included with this application update.**

27. The Decommissioning Cost Estimate should be updated to include the removal of the two (2) utility poles and the three (3) customer poles along Monks Road.

**TRC Response: This update is included in the enclosed Decommissioning Cost Estimate.**

28. Section III (16.0) of the Cost Estimate should be updated to provide a quantity of 12,690 PV Modules.

**TRC Response: This update is included in the enclosed Decommissioning Cost Estimate.**

29. The cost estimate should be updated to include the cost of removing the landscaping.

**TRC Response: This update is included in the enclosed Decommissioning Cost Estimate.**

30. The SWPPP shall verify that the pocket pond and forebay geometry and benching is consistent with the criteria of Chapter 6 of the NYS Stormwater Management Design Manual.

**TRC Response: The extended detention pond and forebay geometry has been confirmed according to the criteria in Chapter 6 of the NYSDM. Text has been added to Section 6.9.2 of the SWPPP describing this. The berms have a 3H:1V sideslope from the top of berm elevation 1186 to toe of berm elevation 1182. From elevation 1182 to the center of the pond elevation 1181.87, the floor has a slope of 15H:1V. The perforations on the outlet are located at elevation 1184.3 resulting in a maximum depth of long term ponded water of less than 4 feet in depth; therefore, the benching requirements of Chapter 6 of the NYS Stormwater Management Design Manual are not applicable.**

31. The stormwater modeling shall be revised to acknowledge and quantify the flow rate through the cross-culvert on Monks Rd in both the pre-and post-development condition. A stormwater management facility may be necessary prior to discharging stormwater from the site to this culvert.

**TRC Response: The HydroCAD model has been revised to include the existing 12" CPP culvert crossing Monks Road in both the pre- and post-development conditions. Modeling results are included in Appendix D and E. A table summarizing flows through the culvert in both conditions has been added to Section 6.5 of the SWPPP**