

Town of Canandaigua
**NEW MULTIPLE RESIDENTIAL / COMMERCIAL / INDUSTRIAL
 PERMIT APPLICATION (VACANT LAND)**

1. **Subject Property** Address: 5932 Monks Road, Canandaigua, NY 14424
 Subject Property Tax Map Number: 153.00-1-72.310 Zoning District: RR3
 Lot Size (in square feet or acres): 85.06 acres

2. Name and Address of **Property Owner** : Travis Woolley
5966 Monks Road, Canandaigua, NY 14424
 Telephone Number / E-mail Address: 585-507-3592 / twoolley1@hotmail.com

3. Name and **Address of Applicant** if not property owner: Aegis Solar LLC

 Telephone Number / E-mail Address: 917-383-0963 / tom.mcilwaine@ccrenew.com

4. Proposed Use of New Building: 2MW utility-scale solar project

NEW STRUCTURE INFORMATION	SQUARE FOOTAGE
1. What is the total sq. ft. of the proposed 1st floor ?	N/A
2. What is the total sq. ft. of all additional finished (occupied) floors ?	N/A
3. What is the total sq. ft. of all attached garage(s) ?	N/A
4. What is the sq. ft. of any proposed accessory structure(s) ?	N/A
5. What is the total square footage of this project?	475,651 SF (solar area)

5. Earthwork:

Cubic yards (CY) to be excavated: TBD
 (length (ft) x width (ft) x depth (ft) divided by 27 = CY)

Square feet (SF) of area to be disturbed: 810,216 SF
 (length (ft) x width (ft) = SF) (18.6 acres)

Please note: These figures are approximate and preliminary estimates and are subject to change with final design.

6. Development Less than 1,000 Square Feet in Area (§220-99-C): A sketch plan in compliance with requirements of section Town Code §220-66. (see enclosed checklist)

Development Greater than 1,000 Square Feet in Area (§220-64-C-2): See Planning Board application for site plan submission requirements.

Will this structure be built within:

- 100 ft of the bed of a stream carrying water on an average 6 months of the year? Yes ☒ No ☐
- 100 ft of a NYS DEC wetland? Yes ☒ No ☐ (If yes, setback to wetland? ___ ft)
- Close proximity to a federal wetland? Yes ☒ No ☐ Area shown on Slope Analysis Site Plan
- Steep slopes equal to or greater than 15%? ☒ Yes ☐ No ☐
- A wooded area greater than 5 acres? Yes ☒ No ☐

Dimensional Description	Applicant to Complete	Development Office Staff to Complete	
		Required By Code	Variance Required
Distance from the road right-of-way	155 ft		
Distance from rear property line	75 ft		
Distance from right side property line	80 ft		
Distance from left side property line	N/A		
Height of New Structure (measured from the average finished grade to highest peak)	10 ft		
Percentage Building Coverage (All existing and proposed structures)	13.6%		
Percentage Lot Coverage (impervious/pervious structures and surfaces) <u>RLD ZONING DISTRICT ONLY</u>	N/A		

7. Utility Information:

Water Information: No water is required for the proposed project
 Public Private Well

If private well, owner must provide a copy of New York State Certification from well digger before permit can be issued.

Sewer Information: No sewer system is required for the proposed project.
 Public Private Septic System

If private, wastewater disposal plan is required to be designed by a NYS licensed engineer.

8. Contractor Information:

General Contractor: Contractors will not be hired until the time of building permits and construction.

Address: _____

Telephone / E-mail: _____

Contractor Insurance Certificates Required:

C-105.2 or U-26.3 Worker Compensation *and* DB-120.1 Disability *or* CE-200 / BP-1

Please note that ACORD forms cannot be used for proof of insurance. Thank you for your cooperation.

Per Article 145 of NYS Education Law - To alterations to any building or structure costing more than ten thousand dollars or to projects which involve changes affecting the structural safety or public safety - No official of NY state, or of any city, county, town or village therein, charged with the enforcement of laws, ordinances or regulations shall accept or approve any plans, specifications, or geologic drawings or reports that are not stamped.

Project Cost (Including Labor) exceeds \$10,000? YES NO

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
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

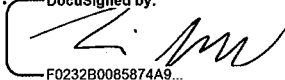
receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of this application, petition, or request, are any of the parties to said agreement officers or employees of the Town of Canandaigua? YES

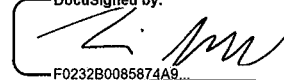
NO

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.

DocuSigned by:

F0232B0085874A9
(property owner)

DocuSigned by:

F0232B0085874A9
(property owner)

The undersigned represents and agrees as a condition to the issuance of these permits that the development will be accomplished in accordance with the Town Zoning Law, the New York State Uniform Fire Prevention and Building Code, approvals/conditions described on the ZBA / PB decision sheets, and the plans and specifications annexed hereto.

Owner's Signature: 
F0232B0085874A9

Date: 7/13/2017

PERMIT CANNOT BE ISSUED WITHOUT PROPERTY OWNER SIGNATURE

Please **DO NOT** send payment with this application.
Payment shall not be made until the fee is determined & the permit is issued.

For Office Use Only

Application requires review by Planning Board and/or Zoning Board of Appeals. Yes No

Reviewed By_____
Date

Flood Zone _____ FEMA Panel # _____ Floodplain Development Permit Required? Yes / No

Within environmentally sensitive, open, deed restricted or conservation easement area? Yes / No

Code Enforcement Officer_____
Date

Permit Issued	Permit Number	Fee
Building Permit		
Soil Erosion Permit		
Recreation Fee		
Total Permit Cost	(non-refundable)	

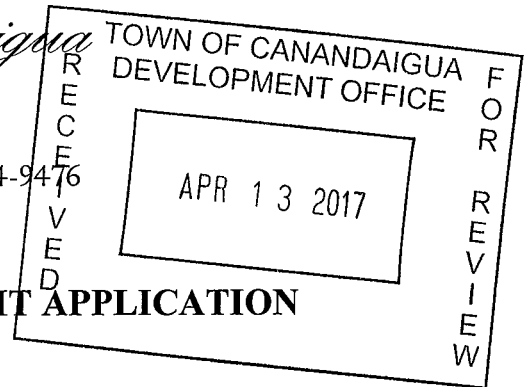
Town of Canandaigua

5440 Route 5 & 20

Canandaigua, NY 14424

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

www.townofcanandaigua.org



SITE DEVELOPMENT / BUILDING PERMIT APPLICATION

1. **Subject Property** Address: 5932 Monks Road, Canandaigua, NY 14424
 Tax Map Number: 153.00-1-72.310 Zoning District: RR-3

2. Name and Address of **Property Owner**: Travis Woolley
5966 Monks Road, Canandaigua, NY 14424
 Telephone Number / E-mail Address: 585-507-3592 / twoolley1@hotmail.com

3. Name and Address of **Applicant** if not property owner: Aegis Solar LLC
601 W Main Street-Suite A, Carrboro, NC 27510
 Telephone Number / E-mail Address: 917-383-0963 / tom.mcilwaine@ccrenew.com

4. Scope of work – including the **total square footage** of the project if applicable:
2MW, approximately 20-acre Large-Scale Solar Energy System. Please see attached project application and Preliminary Racking Layout.

PLEASE INCLUDE APPLICABLE CONSTRUCTION PLANS AND A SITE PLAN SHOWING THE PROPOSED PROJECT.

5. Contractor Information:

General Contractor: _____

Address: _____

Telephone Number / E-mail Address: _____

CONTRACTOR INSURANCE CERTIFICATES REQUIRED:

C-105.2 or U-26.3 WORKER COMPENSATION *and* DB-120.1 DISABILITY *or* CE-200 / BP-1

*PLEASE NOTE THAT WE CANNOT ACCEPT ACORD FORMS AS PROOF OF INSURANCE. THANK YOU.

6. Project Cost (Including Labor) exceeds \$10,000?

YES

NO

IDENTIFICATION OF POTENTIAL CONFLICTS OF INTEREST

(Required by NYS General Municipal Law § 809)

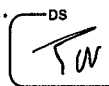
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2. ***If the Applicant is a Corporate Entity:*** Are any of the officers, employees, partners, or directors, or any of their immediate family members (including spouse, brothers, sisters, parents, children, grandchildren, or any of their spouses) of 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:

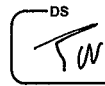
_____.

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DS


(property owner)

DS


(property owner)

The undersigned represents and agrees as a condition to the issuance of this permit that the development will be accomplished in accordance with the Town Zoning Law, the New York State Uniform Fire Prevention and Building Code, and the plans and specifications annexed hereto.

Owner's Signature:  Date: 4/11/2017

PERMIT WILL NOT BE ISSUED WITHOUT PROPERTY OWNER SIGNATURE.

Please **DO NOT** send payment with this application.
Payment shall not be made until the fee is determined and the permit is issued.

FOR OFFICE USE ONLY

Flood Zone _____ FEMA Panel # _____ Floodplain Development Permit Required? Yes / No

Within environmentally sensitive, open, deed restricted or conservation easement area? Yes / No

Code Enforcement Officer

Date

Permit Issued	Permit Number	Fee
Building Permit Fee (non-refundable)		

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

- A. Name of applicant: Aegis Solar, LLC
Mailing address: 601 W Main Street-Suite A, Carrboro, NC 27510
- B. Description of the proposed project: Large-Scale Solar Energy System
- C. Project site address: 5932 Monks Road, Canandaigua, NY 14424 Town: Canandaigua
- D. Project site tax map number: 153.00-1-72.310
- E. The project is located on property:
☒ within an Agricultural District containing a farm operation, or
☐ with boundaries within 500 feet of a farm operation located in an Agricultural District.
- F. Number of acres affected by project: 20
- G. Is any portion of the project site currently being farmed?
☒ Yes. If yes, how many acres 15 +/- or square feet ?
☐ No.
- H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
Based on information from the county database, no property within 500 feet of the project boundary contains
an active farm operation.
- I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

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**FARM NOTE**

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

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Tom McIlwaine - Zoning Manager
Name and Title of Person Completing Form

04/11/2017
Date

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