

i. REFERRALS FROM THE CITIZENS' IMPLEMENTATION COMMITTEE (CIC)

None.

j. REFERRALS FROM THE PLANNING REVIEW COMMITTEE

CPN-027-17 **Cypress Creek Renewables (Tom McIlwaine, Zoning Manager), the interest owner of Aegis Solar LLC, 3250 Ocean Park Boulevard, Suite 355, Santa Monica, California 90405, representing Travis Woolley, 5966 Monks Road, Canandaigua, N.Y. 14424, owner of property at 5932 Monks Road. TM #153.00-1-72.300**
Requesting a Special Use Permit for a 2 MW approximately 20-acre large-scale solar system.

Mr. Cooper reported that the applicant submitted revised plans which addressed the Planning Review Committee (PRC) comments of July 17, 2017. The information provided by the applicant included a survey, the names of the adjacent property owners and the reduction of the height of the solar panels by two feet to comply with the Town Code.

Mr. Schwartz explained that the three-previous large-scale solar systems for which Special Use Permits were granted by the Planning Board were proposed for parcels that did not have a significant slope. Mr. Cooper said that this parcel has a few small sections with slopes of 15 percent to 30 percent and that the application exceeds the threshold of the Town's Steep Slope local law in these areas.

Mr. Cooper said that there are no formally-delineated watercourses on the property, just swales with seasonal drainage in the southeast portion of the site.

Ms. Marthaller discussed the smaller stormwater runoff ditches in the steep slope area and expressed concern about stormwater runoff and drainage on this area that would be covered by the solar panels. Mr. Cooper said that the applicant proposes to lightly grade the steep slope area.

Mr. Schwartz explained that the applicant would be required to submit a maintenance agreement to include a schedule of mowing the grass around the solar panels and a de-commissioning plan.

The vegetative buffer as depicted upon the site plan was reviewed by the board. Mr. Cooper said that the applicant would be requested to note on the site plan the grading of any portion of the property.

Ms. Marthaller discussed the scenic value of the slope, which is visible from Monks Road, Seneca Point Road and the Town of South Bristol. Ms. Hooker noted that the view from Monks Road looking south is classified as a Scenic View within the Town.

Mr. Schwartz said that he was contacted by Matthew Wendroff—an adjacent property owner—who expressed concern that trees that may be planted as a buffer could grow too high and block his view of the lake. Mr. Schwartz said that Mr. Wendroff suggested that low shrubs be planted as buffer vegetation.

Ms. Marthaller said that the Planning Board should consider whether one natural resource (land in active agricultural use) would be replaced by another natural resource. Ms. Hooker noted that a solar installation is harnessing a natural resource but that the installation itself is not be a natural resource.

Ms. Marthaller referred to the PRC minutes of July 17, 2017, which requires the applicant to demonstrate that the use of the land for the solar installation shall not cause a loss of valuable agricultural lands to the Town (Section [C] [1] of the Town of Canandaigua Solar Law).

Ms. Marthaller suggested that Mr. Cooper and Ms. Davey confer to determine the classification of the soils on this property. She also noted that resources are available to the Planning Board to determine the current agricultural value of the land.

Mr. Meszler informed the board that the land is useable farmland. He said that the land is under cultivation and that corn and hay are grown.

ECB Comments: The ECB notes that the application may not comply with the provisions of the Town of Canandaigua Steep Slope Protection Law. A determination may be required to resolve this issue. The ECB suggests that the Planning Board give consideration to adequate existing and additional vegetative buffering of the solar panels to protect the scenic view, taking into account the effects on the views of nearby property owners, as well as views of the site from elsewhere. The ECB also suggests that the Planning Board give consideration to Section (C) (1) of the Town of Canandaigua Solar Law regarding the potential loss of valuable agricultural lands.

CPN-043-17

Marathon Engineering (Eric W. Schaaf), 39 Cascade Drive, Rochester, N.Y. 14614, representing John Smith, 4519 Davidson Landing Drive, Canandaigua, N.Y. 14424, owner of property at 4519 Davidson Landing Drive
TM #126.20-1-15.200

Requesting a One-Stage Site Plan approval to construct a new 890-square-foot garage, reconfigure the existing driveway (removing 660± square feet of asphalt) and demolish an existing 220-square-foot shed.

Mr. Cooper reported that the Zoning Board of Appeals (ZBA) granted the applicant's Area Variances for front setback and for having an Accessory Structure in the front yard.

He noted that the parcel is entirely on a slope of 15 percent or greater.