

November 22, 2022

Canandaigua – New Michigan Solar, LLC  
c/o Distributed Sun LLC  
1425 K St. NW, Suite 701  
Washington DC 20005

Town of Canandaigua Planning Board  
c/o Planning Department  
5440 Route 5 & 20 West  
Canandaigua, NY 14424

RE: Application for Sketch Plan Review for New Michigan Photovoltaic Project

To whom it may concern:

Canandaigua – New Michigan Solar, LLC (“CNMS”), an affiliate of Distributed Sun, LLC (“DSUN”), is pleased to re-present a sketch plan to the Town of Canandaigua Planning Board (“Planning Board”) for consideration under Local Law # 10 of 2016. DSUN is an experienced renewable energy project company operating in New York State since 2012 and was the company responsible to bring the first megawatt-scale array online in Ontario County in 2015 with Cornell University on their property at the Geneva Agri-Tech Center.

In the Town of Canandaigua, CNMS has introduced to the Planning Board a 4.8 MW-ac project during the public meeting on August 24, 2022 that can help to protect farmland by mitigating land impacts observed elsewhere, add to the tax base, and provide local, emissions-free electricity to accommodate the expected residences and dwelling units obtaining approvals in the Town of Canandaigua since the beginning of 2021. Subsequently, the project has been able to shift sizing to 4.9 MW-ac. A sketch of the property (ID 55.00-1-1.100) and solar array extents (the “Project”) are included with this letter for review.

#### 1. Protection of valuable farmland

In order to make a distributed-scale photovoltaic project viable, CNMS requires a minimum 25-year lease with a landowner to ensure a long-enough timeframe to obtain return on investments. In this 25-years, CNMS will develop, build, and operate a PV plant with minimal land impacts following construction. Construction will include ground compaction and addition of access roads, fences, and foundation posts with which to stabilize the PV panels, which will rotate or track in the field. The PV array will be monitored and operated remotely, meaning site visits may occur only twice annually for PV purposes. Additional visits to manage vegetation, either by conventional mowing or sheep grazing, will be more common. The vegetation management information has been presented to the Agricultural Advisory Committee during their October 13 public meeting and is attached to this letter.

In the duration of operations, CNMS will allow the soil nutrients regenerative growth due to lack of conventional farming, and will ban application of pesticides or fertilizers which may disrupt local environmental balances. The use of sheep grazing will help restore nutrients into the soil in these locations, in addition to providing marketable meat or wool. The current farmer works two adjacent parcels and will have continued access to the remainder of parcel 55.00-1-1.00.

In order to qualify for state-level incentives and due to the fact that the property exists in a state-qualified agricultural district, CNMS will be required to submit a Notice of Intent to the New York State Department of Agriculture and Markets. This notice gives the state regulator a clear chance to opine on the change in use of agricultural lands from an agency with an understanding of broader state policy goals. State- and local-level penalties are likely to be assessed on the project for the change in use.

## 2. Provide power and energy to new expected residents

As the Town of Canandaigua has experienced recent pressures to expansion of its housing stock, CNMS can now leverage its own resources to provide local, emissions-free electricity. The approximate 30 acres of solar development could provide energy to the 310 acres of new housing developments proposed in 2021 and 2022. Using New York State average of 6.2 MWh per household, the project can provide sufficient energy to over 1,400 households and more to new residents. This quantity of energy could supply all the 795 dwelling units recently presented to the Town of Canandaigua with additional energy to be shared with other households in Canandaigua and Ontario County. New citizens to the Town of Canandaigua will be able to obtain electricity from CNMS between a 5-15% discount to conventional RG&E rates, and the CNMS can provide an exclusive period for Canandaigua residents to sign up.

## 3. Improve Town of Canandaigua facilities

CNMS understands that the Town already takes on burdens to ensure clean water to the housing units, evacuation of dirty water, fire protection, and other key services. CNMS will invest over \$1MM in infrastructure that Rochester Gas & Electric (“RG&E”) would otherwise eventually add into the rate base or otherwise contribute to inflationary pressures on energy. This investment will ensure that the electricity distribution network is robust and resilient, which is a necessary amenity for new dwellings. The project has no intention to connect to the existing sewer line adjacent to the property. Finally, the project will be seeking a payment-in-lieu-of-taxes agreement with the Ontario County Industrial Development Agency to ensure it contributes to local government.

CNMS appreciates the opportunity to introduce its project to the Planning Board. With time and fair and open discourse, CNMS hopes that the Planning Board will see the value of a new distributed generation facility in its town boundaries.

Thank you,

Chet Feldmann  
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*Enclosure(s): map of proposed project  
Ontario County Agricultural Data Statement  
Agricultural Integration and Grazing Management Plan from United Agrivoltaics  
Sketch plan application*