

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

(585) 394-1120

Fax: (585) 394-9476

Established 1789

NOTICE TO ALL PLANNING BOARD APPLICANTS FOR SKETCH SITE PLAN REVIEW

The applicant is responsible for the completeness of all forms for the application to be processed. All completed applications are subject to the rules and regulations as established by the State of New York and the Town of Canandaigua. The Development Office cannot guarantee any board approvals for completed applications.

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 2022 Board Calendar

Meeting dates are subject to change Revised 1/12/2022

APPLICATION DEADLINE 12:00 pm	PRC MEETING To review applications 9:00AM	ZONING BOARD OF APPEALS Public Hearings 6:00 PM	PLANNING BOARD Public Meetings and Hearings 6:00 PM		ENVIRONMENTAL CONSERVATION BOARD Public Meetings 4:30 pm
	<u>MEETING DATE</u>	<u>MEETING DATE</u>	<u>MEETING DATES</u>		<u>MEETING DATES</u>
December 8, 2021	December 13, 2021	January 18, 2022	January 11, 2022	January 25, 2021	January 6, 2022
January 3	January 18*	February 15	February 8	February 22	February 3
February 1	February 14	March 15	March 8	March 22	March 3
March 1	March 14	April 19	April 12	April 26	April 7
April 1	April 11	May 17	May 10	May 24	May 5
May 2	May 16	June 21	June 14	June 29**	June 2
June 1	June 13	July 19	July 12	July 26	July 7
July 1	July 11	August 16	August 9	August 23	August 4
August 1	August 15	September 20	September 13	September 27	September 1
September 1	September 12	October 18	October 11	October 25	October 6
October 3	October 17	November 15	November 9***	November 22	November 3
November 1	November 14	December 20	December 13	-----	December 1
December 1	December 12	January 17, 2023	January 10, 2023	January 24, 2023	January 5, 2023

*January 18 is a Tuesday ** June 29 is a Wednesday***November 9 is a Wednesday

** All Applications are due by 12:00pm on deadline day**

The applicant will receive written notification of their scheduled meeting. If your application is deemed incomplete, it will not be placed on an agenda until the requested information has been submitted to the Town Development Office. All new Planning Board applications submitted on/before the application deadline will be first heard at 2nd meeting of the following month. Continued applications will be reviewed at the 1st meeting of the following month.

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PLANNING BOARD APPLICATION SITE PLAN / SPECIAL USE PERMIT

CPN _____

- FOR: Sketch Plan Review
 One Stage Site Plan Approval (Preliminary & Final Combined)
 Two Stage Preliminary Site Plan Approval Two Stage Final Site Plan Approval
 Special Use Permit (New) Special Use Permit (Renewal)

Permission for on-site inspection for those reviewing application: _____ Yes _____ No

1. Name and address of the property owner: Samuel and Anthony Diprima
29 Royale Drive, Fairport, NY 14450
- Telephone Number of property owner: 585-329-7050
- Fax # _____ E-Mail Address: gottabeemobil@aol.com
- **If you provide your e-mail address, this will be the primary way we contact you ****
2. Name and Address Applicant *if not the property owner*: Canandaigua - New Michigan Solar, LLC
c/o Distributed Sun, 1425 K St. NW, Suite 701, Washington DC 20005

Telephone Number of Applicant: 443-454-7990

Fax # _____ E-Mail Address: chet@distributedsun.com

****If you provide your e-mail address, this will be the primary way we contact you ****

3. Subject Property Address: New Michigan Road
Nearest Road Intersection: New Michigan Rd. and Canandaigua - Farmington Town Line Rd.
- Tax Map Number: 55.00-1-1.100 Zoning District: AR-1

4. Is the Subject Property within 500' of a State or County Road or Town Boundary? (If yes, the Town may refer your application to the Ontario County Planning Board.)

Please circle one: YES NO

5. Is the Subject Property within 500' of an Agricultural District? (If yes, an Agricultural Data Statement must be completed and submitted with this application.)

Please circle one: YES NO (Continued on Back)

6. What is your proposed new project?

Canandaigua - New Michigan Solar proposes a 30-acre, 4.9 MW-ac photovoltaic array to be constructed and interconnected with Rochester Gas & Electric distribution lines to deliver emissions-free electricity to customers under NY's Community Distributed Generation Program.

7. Have the necessary building permit applications been included with this form? If not, please verify which forms are required to be submitted with the Development Office. No

8. If applying for Site Plan Approval or Special Use Permit, attach a completed Soil Erosion and Sedimentation Control Plan and Permit Application as described in Chapter 165 of the Town Code.

9. Are you requesting a waiver from a professionally prepared site plan?

Please circle one:

YES

NO

If "yes" the property owner acknowledges and accepts full responsibility for any errors or misrepresentation depicted on the site plan and agrees to indemnify the Town of Canandaigua for any and all expenses, including reasonable attorney's fees, incurred by the Town as a result of any such error or misrepresentation.

CNMS (property owner's initials)

10. If no, attach a professionally prepared site plan as described in Chapter 220 Article VII (Site Plan Regulations) of the Town Code.

11. If a Special Use Permit is requested, attach plans and documentation as required in Chapter 220 Article VI (Regulations Governing Special Permit Uses) of the Town Code.

The applicant / property owner is on notice that their personal/bank check submitted to the Town to meet the landscaping/soil erosion surety requirement(s) as noted in the Planning Board decision sheet will be deposited into a Town non-interest bearing bank account.

IDENTIFICATION OF POTENTIAL CONFLICTS OF INTEREST

(Required by NYS General Municipal Law § 809)

- 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 n/a
- 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
- 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.

Anthony Diprima
(property owner)

Samuel Diprima
(property owner)

I hereby acknowledge that I have reviewed all the questions contained in this application and certify that the information provided is accurate and complete to the best of my knowledge and ability. Finally, I hereby grant my designated person in Question #2 of this application form, permission to represent me during the application process.

Samuel A. DiPrima
Samuel A. DiPrima (Nov-21, 2022 13:42 EST)

(Signature of Property Owner)

Nov 21, 2022

(Date)

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CPN #: _____

Sketch Plan Checklist

Applicant: Canandaigua - New Michigan Solar, LLC c/o Distributed Sun

Project Address: New Michigan Road

Tax Map #: 55.00-1-1.100 Zoning District: AR-1

Project Description Narrative: Proposal for a 30-acre 4.9 MW-ac photovoltaic array to be connected to the RG&E Community Distributed Generation program.

Sketch Plan Checklist – Chapter 220 §220-66***	Shown on Plan by Applicant	Initial PRC Review	PRC Follow Up Review
A. The sketch plan shall be clearly designated as such and shall identify all existing and proposed:			
1) Zoning classification and required setbacks.			
2) Lot lines.			
3) Land features including environmentally sensitive features identified on the NRI. (woods, streams, steep slopes, wetlands)			
4) Land use(s). (residential, agricultural, commercial, or industrial)			
5) Utilities. (i.e. location of electric, gas, well, septic, sewer, cable)*			
6) Development including buildings, pavement and other improvements including setbacks.			
7) Location and nature of all existing easements, deed restrictions and other encumbrances.			
B. Sketch plans shall be drawn to scale.**			
C. It is the responsibility of the applicant to provide a sketch plan that depicts a reasoned and viable proposal for development of the lot.			

I have reviewed my submitted application and drawings against the above noted criteria and hereby certify that the submitted application matches this check list.


 Signature of Applicant / Representative

11/21/22
 Date

*May be obtained from UFPO – dial 811 for assistance.

**Development that exceeds 1,000 square feet, requires the site plan to be completed by a NYS licensed professional engineer and/or surveyor. (§220-99-C-1-c)

***This form is not required for the construction of a new single-family dwelling within an approved subdivision.

Canandaigua New Michigan Solar Sketch Plan app 20221121

Final Audit Report

2022-11-21

Created:	2022-11-21
By:	Chet Feldmann (chet@distributedsun.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAo1VC7gzNYAdVtL5CIQr1r3EqSnZx2Zml

"Canandaigua New Michigan Solar Sketch Plan app 20221121" History

-  Document created by Chet Feldmann (chet@distributedsun.com)
2022-11-21 - 4:41:22 PM GMT- IP address: 96.234.216.135
-  Document emailed to Sam DiPrima (gottabeemobil@aol.com) for signature
2022-11-21 - 4:41:58 PM GMT
-  Email viewed by Sam DiPrima (gottabeemobil@aol.com)
2022-11-21 - 6:41:23 PM GMT- IP address: 98.10.111.158
-  Signer Sam DiPrima (gottabeemobil@aol.com) entered name at signing as Samuel A DiPrima
2022-11-21 - 6:42:43 PM GMT- IP address: 98.10.111.158
-  Document e-signed by Samuel A DiPrima (gottabeemobil@aol.com)
Signature Date: 2022-11-21 - 6:42:45 PM GMT - Time Source: server- IP address: 98.10.111.158
-  Agreement completed.
2022-11-21 - 6:42:45 PM GMT