

February 2, 2017

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

**RE: NORTH ROAD COMMUNITY SOLAR GARDEN – 4575 NORTH ROAD
SITE PLAN REVIEW
TAX MAP NO. 57.00-1-21.113
CPN NO. 059-16
MRB PROJECT NO.: 0300.12001.000 PHASE 96**

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated January 23, 2017 prepared by Timothy C. Buhl, P.E. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the design engineer.

1. Site data information including zoning district and setbacks should be added to the site plans.
2. Will the proposed 3.3 acres of the ground mounted solar array system be leased to Graystone CMS? The leased area should be delineated on the plans and associated acreage provided.
3. A cross access easement may need to be provided over the proposed 10' gravel driveway providing legal access to the solar arrays. Also the "new electrical easement" is to be depicted on the plans.
4. Legal descriptions and easement maps for the cross access easement and proposed electrical easement are to be provided to the Town Development Office and MRB.
5. Will a gate be provided at the end of the gravel driveway in vicinity of the transformer and generator to provide access to vehicles for maintenance purposes? Is any site lighting being proposed? Please clarify.
6. All proposed topsoil stockpile areas are to be depicted on the erosion and sediment control plans. Perimeter protection is also to be provided.
7. The clearing limits/limits of disturbance boundaries should be clearly delineated on the plans for all proposed areas.



8. The applicant should keep in mind that the proposed area of disturbance is .75 acres of land. If disturbance exceeds 1-acre or more, coverage under NYS DEC SPDES General Permit GP-0-15-002 and a Notice of Intent will be required.
9. The legend and Key located on Sheet ST-3 depicts different symbols for silt fence. Please update the plans accordingly.
10. The proposed 4' wire mesh perimeter fence located along the southwestern portion of the site appears to encroach in to wetland delineation boundary prepared by T.E.S. The total anticipated wetland disturbance is to be identified and labeled on the plans. Coordination with NYSDEC and/or Army Corps of Engineers(ACOE) is to be provided. All correspondences with NYSDEC and ACOE are to be forwarded to the Town Development Office and MRB.
11. A Wetland Delineation Report was provided as part of this application and appears to have been forwarded to ACOE for review. Has a Jurisdictional Determination been provided by the ACOE?
12. The plans should clearly depict the proposed landscaped areas. A landscaping schedule is to be provided identifying each specie, quantity, and size.

If you have any questions, comments or concerns regarding any of the above comments please call me at our office.

Sincerely,



Lance S. Brabant, CPESC
Senior Planning Associate