

## Zoning Inspector

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**From:** Daniel Bennett, Graystone <graystonecms@aol.com>  
**Sent:** Tuesday, February 07, 2017 4:35 PM  
**To:** zoninginspector@townofcanandaigua.org; ecooper@townofcanandaigua.org  
**Cc:** devclerk@townofcanandaigua.org  
**Subject:** North Rd Solar Re: Questions after Planning Board

Eric,

See comments below in blue.

Dan

Daniel E. Bennett, LEED Accredited Professional\*  
NABCEP Certified Solar PV Installation Professional\*\*  
Graystone CMS - Clean Energy & Green Building Technologies  
GCMS Inc.  
P.O. Box 122  
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\*United States Green Building Council - Leadership in Energy and Environmental Design Accredited Professional

\*\*The North American Board of Certified Energy Practitioners - Certified Solar Photovoltaic Installation Professional

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-----Original Message-----

From: Zoning Inspector <zoninginspector@townofcanandaigua.org>  
To: graystonecms <graystonecms@aol.com>  
Cc: 'Development Clerk' <devclerk@townofcanandaigua.org>  
Sent: Thu, Jan 26, 2017 11:47 am  
Subject: Questions after Planning Board

Dan,

Just wanted to follow up with you regarding a few of the questions raised at the Planning Board so that we are clear on things they may like to see addressed before the following meeting.

1. Special Use Permit – I talked with you briefly about this, we just need a new Special Use form filled out and signed at a date after the Solar Law was passed. No fee or anything will be assessed. Dated 12/21/2016 sent in.
2. Adding more specifics – The System description we received uses terms like "typically" and "generally". The PB would like to know specifics about the project as that is what will be enforced on approval. Updating with specifics.
3. Who is doing maintenance – Is it graystone, YSG, somebody else? It should be stated who will be doing maintenance or who is to be held responsible for maintenance duties. YSG Community Solar LLC is the developer and will be ultimately responsible for the maintenance and will be contracting out to local snow plowing services, lawn and landscaping services, and solar system operations and maintenance services. This will probably be a O&M contract with GCMS Inc. (Graystone) and GCMS Inc. will be contracting snow plowing and lawn & landscaping maintenance services to local contracting services. Daniel Bennett, GCMS Inc., as a NABCEP Certified Solar PV Professional is qualified and trained for the O&M of the Solar System and will probably be contracted for the work.
4. Same with the decommissioning – Who would be responsible for this? YSG Community Solar LLC is the developer and will be ultimately responsible for Decommissioning. The O&M plan and Decommissioning plan

has been modified with more detail and our engineer is reviewing and certifying the Decommissioning estimated cost in 25 year future value/cost. I will send it in to you later today or tomorrow.

5. Proper LLC name – If you search the Department of State website they do not have record of YSG Community Solar. There is another LLC named YSG Solar Installers, if that one is correct. Either way, the Lease terms and the Site Plan should be updated to include the proper corporation name. As sent to Christian Nadler, YSG Community Solar LLC is a Delaware corporation and the owners are based in NY with other NYS entities You Save Green Inc. and YSG Solar Installers LLC. YSC Community Solar LLC is registered in NYS with a Certificate of Authority. I sent a copy of the solar ground lease to Mr. Nadler for his review.
6. Planting Plan – They would like to see more of a planting plan that specifically shows where and how many of whatever is being planted. Again this is important to the planning board to ensure that the project is done as approved. I sent a revised Site Views drawing and photos showing the additional buffer and a description of the proposed plants in the buffer. Our Civil Engineer is completing the revisions to the site plans and is detailing the buffer and plants to be sent to you later today or tomorrow. I worked with the Ontario County SWCD on the suggested plant species for the soil conditions and site view buffer.
7. Glare – As the one person in the audience mentioned, will the framing structure be light reflective? It's up to you but any way to address this question. The aluminum framing of the panels in dull gray aluminum framing with minimal reflection and the steel support structure is galvanized steel located under the panels for minimal reflection also. I can follow up with more specifics.

There may have been more, but these are the questions I wrote down in the planning board meeting that you may want to address. Except we definitely need a new Special Use App. Thanks.

Best,

**Eric A. Cooper**

Zoning Inspector

Town of Canandaigua

[ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org)

585-394-1120

## Zoning Inspector

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**From:** Daniel Bennett, Graystone <graystonecms@aol.com>  
**Sent:** Tuesday, February 07, 2017 1:02 PM  
**To:** devclerk@townofcanandaigua.org; ecooper@townofcanandaigua.org  
**Cc:** dod@townofcanandaigua.org  
**Subject:** North Rd Solar - Added View Buffer for Andrews Rd part 1 of 2  
**Attachments:** Adjacent Properties Map 02032017.pdf; Site Views Pg1 02032017.pdf

part 1 of 2 emails

Eric,

Attached is the revised drawings showing an additional view buffer from the SW property line, across in front of the wetlands, and continued along the property to the NE at 400ft parallel from Andrews Rd to additionally block the views from North Rd and Andrews Rd.

As you can see from the view points, the array is mostly (if not entirely) buffered from view. We are following up with a planting schedule that will show a buffer consisting of 2 rows with plants spaced at 6ft - the row facing the array will be native Red Osier Dogwoods and the row facing the road will be "native flowering shrubs/trees": American Cranberry, Black Cherry, Buffalo Berry, Elder Berry, and June Berry and the row facing the road adjacent to the wetlands will be "native pond habitat shrubs/trees": Button Bush, Nine Bark, White Willow, and native White Birch. I have been working with Tad at the Ontario County SWCD on specifying the shrubs and trees that will work best. Because the soil conditions generally consist of moist/wet clay, most conifers probably would not do well and since many of the specified native shrubs will grow up to 12ft tall and trees taller, fill in well for a buffer, and be different flowering types, these specified plants will work out well.

The view from property #9 will continue to be directly into the existing wetlands as the buffer and the view from property #4 will continue to be almost entirely into the existing wetlands buffer.

We are continuing to make this solar system blend into the community landscape. Please let me know if there are any suggestions to make the plan better.

Thanks

Dan

Daniel E. Bennett, LEED Accredited Professional\*  
NABCEP Certified Solar PV Installation Professional\*\*  
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