

## Development Clerk

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**From:** Chris Jensen <cjensen@townofcanandaigua.org>  
**Sent:** Monday, February 13, 2017 12:32 PM  
**To:** 'Daniel Bennett, Graystone'; ecooper@townofcanandaigua.org;  
devclerk@townofcanandaigua.org  
**Cc:** lbrabant@mrbgroup.com; dod@townofcanandaigua.org  
**Subject:** RE: North rd Solar - survey and stream location

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**From:** Daniel Bennett, Graystone [mailto:graystonecms@aol.com]  
**Sent:** Monday, February 13, 2017 11:54 AM  
**To:** cjensen@townofcanandaigua.org; ecooper@townofcanandaigua.org; devclerk@townofcanandaigua.org  
**Cc:** lbrabant@mrbgroup.com; dod@townofcanandaigua.org  
**Subject:** Re: North rd Solar - survey and stream location

Chris,

I have scheduled the surveyor to return to the property on March 3rd, his earliest opportunity.

He stands by his signed and sealed survey map for accuracy and exact property lines, wetlands delineation flag locations, and existing buildings, driveway, and paddocks locations. **AGREED – BUT THE ISSUE IS.. THE MONUMENTATION IS NOT SHOWN ON THE SUBMITTED SITE PLAN**

He located and used the pins/stakes for a proper survey layout and mapping and since this was not a title update survey or deed survey it was not necessary to locate and map all pins/stakes as long as he could reference and locate all property lines - he will go ahead and locate the other pins/stakes when he returns to the site. **ADDITIONAL STAKE/PIN/MONUMENTATION LOCATION IS NOT REQUIRED. IT IS THE DECISION OF YOUR SURVEYOR IF THE ONES LOCATED ARE SUFFICIENT TO TIE THE BOUNDARY TO. AGAIN.. THE ISSUE IS.. THE MONUMENTATION IS NOT SHOWN ON THE SUBMITTED SITE PLAN.**

The surveyor will also survey the location of the stream as it crosses the corner of the property and also the location on the adjacent properties with the adjacent property owners' permission. The portion of the stream located on property #57.00-1-21.111 owned by Mr. Cator will be surveyed in entirety while the portion of the stream located on property #71.00-1-7.110 owned by Mr. Hurlbutt will be surveyed to a distance of 100ft south of the property line (unless you require a further distance). **AGREED. PHYSICAL FIELD MEASUREMENT OF WHAT PORTIONS OF STREAM MAY BE WITHIN 100ft'. OF PROPOSED DEVELOPMENT**

The surveyor will also shoot existing grades as per the town's requirements per the 220-69 Preliminary Site Plan Checklist and 220-70 Final Site Plan Checklist and since there is no grading to be done in the array area and the array is to follow the existing contours, the existing contours will remain as the proposed contours in the array area. **AGREED. PHYSICAL FIELD MEASUREMENTS OF EXISTING CONTOURS IS WHAT IS REQUIRED.**

The verified information shall be submitted promptly.  
**NO APPROVALS WILL BE MADE UNTIL SUCH TIME AS A PLAN WHICH MEETS MINIMUM TOWN REQUIREMENTS IS SUBMITTED.**

Thank you

Dan

Daniel E. Bennett, LEED Accredited Professional\*  
NABCEP Certified Solar PV Installation Professional\*\*  
Graystone CMS - Clean Energy & Green Building Technologies  
GCMS Inc.

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The verified information shall be submitted promptly.

Thank you

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  
Skaneateles, NY 13152  
Phone 315.685.1956 Fax 888.400.7608

\*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

**"BUILDING A SUSTAINABLE FUTURE"**

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

From: Chris Jensen <cjensen@townofcanandaigua.org>  
To: 'Daniel Bennett, Graystone' <graystonecms@aol.com>; ecooper <ecooper@townofcanandaigua.org>; devclerk <devclerk@townofcanandaigua.org>  
Cc: 'Brabant, Lance' <lbrabant@mrbgroup.com>; 'Director of Development' <dod@townofcanandaigua.org>  
Sent: Mon, Feb 13, 2017 8:10 am  
Subject: RE: North rd Solar - survey and stream location



No permits/approvals will be issued until the information/plans are complete.

Topography is shown per GIS still.

The surveyor does not need to locate additional monumentation.. The ones he did locate and tie the metes/bounds off of.. need to be shown on a plan within your proposed approval set.

Utilizing GIS for location of any items pertaining to proposed development is not permitted.

"so I when back through the historic aerial photos to verify the exact location of the stream." – again... locating items per aerals and GIS is not permitted.

Sincerely,  
Chris Jensen

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**From:** Daniel Bennett, Graystone [<mailto:graystonecms@aol.com>]

**Sent:** Sunday, February 12, 2017 9:37 PM

**To:** [cjensen@townofcanandaigua.org](mailto:cjensen@townofcanandaigua.org); [ecooper@townofcanandaigua.org](mailto:ecooper@townofcanandaigua.org); [devclerk@townofcanandaigua.org](mailto:devclerk@townofcanandaigua.org)

**Subject:** North rd Solar - survey and stream location

Mr. Jensen,

As per our conversation last Thursday, I have attached the property and wetlands survey map by Brian Klumpp, Land Surveyor that shows the pins and reference used for the survey.

As you can see, he started with the centerline intersection pin at North and Andrews, found the pin/stake off Andrews, next the stake east at slight corner, then the stake southeast at next slight corner - then with the exact coordinates, bearings, and measurements was able to close accurately.

You can see from the setup diagram the path of and points of the survey.

At the time, we could not physically locate the most southeastern property corner stake but he gave me the exact measurement from a temporary flag he placed and I was able to find and verify the exact distance to the corner stake at a future visit.

As far as the location of the stream, we did not survey and locate the stream on the adjacent properties because it is beyond the 100ft distance to the array and therefore did not think it was necessary especially because it was on another's property. As we discussed, the location of the stream on the County GIS site may be slightly off from actual so I when back through the historic aerial photos to verify the exact location of the stream. I have plotted the stream in yellow on the layout drawing and you can see that we are still well beyond the 100ft required distance to the array required by the town. The stream does split slightly and come back together again as you can see to the east of the property line and even when I show the worst case scenario, we are still beyond the 100ft requirement.

I want the town to be assured that the survey is accurate as signed and sealed by the licensed land surveyor and the solar array is shown accurately relative to the property lines and the wetlands. We will have the licensed surveyor come back out to verify the location of the remaining property pins/stakes and stakeout the location for the array. He can also survey and plot the location of the stream including the location on the adjacent properties if the town would like this done also. Nothing would be built until this verification is completed.

Thank you for your help with this.

Dan

Daniel E. Bennett, LEED Accredited Professional\*  
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