

156.1 - 2016	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Pfister Energy of Baltimore	
Property Owner:	Westbrook, Greg	
Tax Map No(s):	84.00-1-17.100	
Brief Description:	Site Plan and Special Use Permit approval request to construct a solar energy system. Project is located at 2970 CR 10 in the Town of Canandaigua.	

Comments: See referral #156-2016 for project summary and comments.

157 - 2016	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Site Plan	
Applicant:	Bennett, Daniel	
Property Owner:	Muller, Diane, Eileen & Grac	
Tax Map No(s):	57.00-1-21.113	
Brief Description:	Site Plan and Special Use Permit approval request to construct a community solar garden on a 36 acre parcel. The system will have the capacity of 1.98 MW AC power, enough to power approximately 300 local residences. The arrays will be steel ground mounted on driven steel piles. Project is located at 4575 North Rd. in the Town of Canandaigua.	

COMMENTS:

Proposed project for a 1.98 MW solar system to be situated on approximately 10 acres of a 36 acre parcel. All panels will be mounted on driven piles. The entire array will include 12 ft. wide rows covering approximately 3.3 acres with 18 ft. of green space between the rows. The system will connect to the existing RG&E power transmission lines located in the Northeast corner of the property.

Presented as a "community shared solar garden" there is no mention of the benefits and logistics that comes with a "community solar" system. Will surrounding residents be able to purchase shares?

According to ONCOR:

- There is a Federal wetland (Freshwater Forested/Shrub wetland) located in the Southeast corner of the property. A wetland delineation was completed by Terrestrial Environmental Specialists, Inc. and have stated no impacts to the wetland are anticipated based on the proposed site plan.
- The parcel is located within a FEMA floodplain on the southern border.
- The property is located in Agricultural District #1. An Agricultural Data Statement should be submitted by the applicant and reviewed prior to action by the referring board.
- Soil Characteristics
 - Type: Schoharie silty clay loam
 - Slope: 0 to 3 percent
 - Soil permeability: Moderately High
 - Erodibility: Very High
- Soil Characteristics
 - Type: Schoharie silty clay loam
 - Slope: 3 to 8 percent
 - Soil permeability: Moderately High
 - Erodibility: Very High

OCSWCD Comments:

- It appears on page ST1 that some of the solar arrays will be in the wetland area.
- The stabilized construction entrance, stone check dams and grass swale are not shown on the plans. Where will these items be located?
- The general notes on page ST-4 appear to be very general and not specific to this project.

Based on the referral documentation provided the proposed development appears to come into close proximity of wetlands delineated on the property. It is unclear whether the wetlands are under State or Federal jurisdiction. The referring board is encouraged to not take any action until jurisdiction has been determined and appropriate setback requirements and/ or permits are issued by the necessary agencies.

157.1 - 2016	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Special Use Permit	
Applicant:	Bennett, Daniel	
Property Owner:	Muller, Diane, Eileen & Grac	
Tax Map No(s):	57.00-1-21.113	
Brief Description:	Site Plan and Special Use Permit approval request to construct a community solar garden on a 36 acre parcel. The system will have the capacity of 1.98 MW AC power, enough to power approximately 300 lo cal residences. The arrays will be steel ground mounted on driven steel piles. Project is located at 4575 North Rd. in the Town of Canandaigua.	

Comments: See referral #157-2016 for project summary and comments.

158 - 2016	Town of Canandaigua Planning Board	Class: AR-1
Referral Type:	Site Plan	
Applicant:	Venezia & Associates	
Property Owner:	Papenfuss, Robert	
Tax Map No(s):	113.17-1-16.000	
Brief Description:	Site Plan and Area Variance approval request to demolish existing single family residence to construct a new one-story single family residence and associated garage. Variance needed for front yard set back related to the garage. Project is located at 4113 Onnalinda Dr. in the Town of Canandaigua.	

Policy AR-5: Applications involving one single family residential site, including home occupations.

The intent of this policy is to:

- Address residential development that may infringe on County ROW's or easements for roads and other infrastructure.
- Address traffic safety along intermunicipal corridors by encouraging proper placement of residential driveways along County roads.
- Address impacts to ground and surface waters

C - All other applications subject to policy AR-5.

Final Classification: Class 1

Findings:

1. As of 2005 69% of the parcels in Ontario County were classified as one or two family residential. Between 2000 and 2005, 2,018 residential parcels were added to the County's tax rolls (*Ontario Co. RPTS Annual Report*)
2. Collectively individual residential developments have significant impacts on surface and ground water.
3. Proper storm water and erosion control is also needed to achieve that same end.
4. These issues can be addressed by consulting appropriate agencies during local review and ensuring that those standards are met.
5. The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District as early in the review process as possible to ensure proper design and placement of on-site septic.
6. The applicant and referring agency are strongly encouraged to involve Canandaigua Lake Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

Final Recommendation –The CPB will make no formal recommendation to deny or approve.

Canandaigua Lake Watershed Association Comments: