

Town of Canandaigua
5440 Route 5 & 20
Canandaigua, NY 14424
Phone: (585) 394-1120 – Fax: (585) 394-9456
www.townofcanandaigua.org

R E C E I V E D	TOWN OF CANANDAIGUA DEVELOPMENT OFFICE	F O R R E V I E W
	AUG 12 2016	

SITE DEVELOPMENT / BUILDING PERMIT APPLICATION

1. **Subject Property** Address: 4575 North Road, Canandaigua NY
Tax Map Number: 75.00-1-21.113 Zoning District: AR-1

2. Name and Address of **Property Owner**: Diane L Muller, Eileen C Muller, Grace B Muller
4575 North Road, Canandaigua NY
Telephone Number / E-mail Address: 315-727-3611 dlmulleraf@aol.com

3. Name and Address of **Applicant** if not property owner: Daniel E Bennett, GCMS Inc.
PO Box 122, Skaneateles NY 13152
Telephone Number / E-mail Address: 315-685-1956 graystonecms@aol.com

3. Scope of work – including the total square footage of the project if applicable:
Installation of ground mounted Solar PV system - 1.98MWAC covering 3.3 acres

PLEASE INCLUDE APPLICABLE CONSTRUCTION PLANS AND A SITE PLAN SHOWING THE PROPOSED PROJECT.

5. **Contractor Information:**

General Contractor: Daniel Bennett, GCMS Inc.
Address: PO Box 122, Skaneateles NY 13152
Telephone Number / E-mail Address: 315-685-1956 graystonecms@aol.com

CONTRACTOR INSURANCE CERTIFICATES REQUIRED:

C-105.2 or U-26.3 WORKER COMPENSATION and DB-120.1 DISABILITY or CE-200/BP-1

*PLEASE NOTE THAT WE CANNOT ACCEPT ACORD FORMS AS PROOF OF INSURANCE. THANK YOU.

(Owner signature and date are required on reverse page)

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.

(property owner)

Grace B. Muller
(property owner)

The undersigned represents and agrees as a condition to the issuance of this permit that the development will be accomplished in accordance with the Town Zoning Law, the New York State Uniform Fire Prevention and Building Code, and the plans and specifications annexed hereto.

Owner's Signature: _____

Date: _____

Grace B. Muller
PERMIT WILL NOT BE ISSUED WITHOUT PROPERTY OWNER SIGNATURE.

Please **DO NOT** send payment with this application.
Payment shall not be made until the fee is determined and the permit is issued.

FOR OFFICE USE ONLY

Flood Zone _____ FEMA Panel # _____ Floodplain Development Permit Required? Yes / No

Within environmentally sensitive, open, deed restricted or conservation easement area? Yes / No

Code Enforcement Officer

Date

Permit Issued	Permit Number	Fee
Building Permit Fee (non-refundable)		

4575 North Road Canandaigua - Adjacent Land Owners



4575 North Road Ground Mount Solar System – Community Solar Garden

The proposed ground mount solar system is to be located at 4575 North Road, Town of Canandaigua, Tax Map #57.00-1-21.113 owned by Diane L, Eileen C, and Grace B Muller. The property is a 37.5 acre parcel in the AR-1 zoning district with an existing residence, horse barn, paddocks, old hay fields, overgrown scrub areas, federal wetlands, and a DEC protected stream.

The Community Solar Garden will have a maximum capacity of 1.98MW AC power generation and will be situated on approximately 10 acres of unused scrub areas with soil ratings classified as "Poor" and not used for agricultural activities. The array will be setback approximately 300 ft from North Road and 400 ft from Andrews Road with proper setbacks and buffers from the property lines, public views, and federal wetlands. The system will connect to the existing power transmission lines at the NE corner of the site and North Road, where a gravel driveway will be located to access the power service and equipment. There will be a 6 ft. fence, with proper signage, around the AC power equipment for safety and security.

The solar array will cover about 3.3 acres and ground disturbance will be limited to about ¼ acre and will consist of 12 ft. rows with 18 ft. of green space between the rows. The galvanized steel ground mount racking system will mount on driven steel piles with minimal ground disturbance. The system will follow the existing grade contours and the 25 degree tilt of the panels will allow the rain and snow to runoff onto the existing vegetated ground and absorb into the ground as it does currently, meaning no increase in peak storm water runoff. The existing vegetation around the array will remain and be enhanced to further reduce runoff.

This relatively small large scale solar system will be sited appropriately to blend harmoniously with the community landscape. With a maximum height of 8 1/2 feet, generous setbacks with buffers from the public views, and an open layout with vegetation between array rows, the system will be located on existing unused "Poor" soil areas currently supporting only overgrown scrub. While agricultural activities are essential to the community, the location selected has no productive agricultural use and other purposes are limited thereby making the location ideal for a Community Solar Garden.

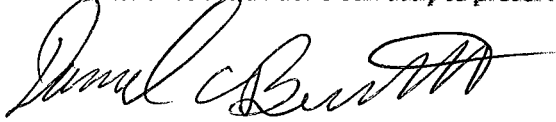
The power lines will extend underground to the north edge of the solar array where a transformer and six disconnects will be located on a small concrete pad and surrounded by a six ft. high fence. The underground power lines will connect to six AC panels and then to the 33 AC disconnects and inverters spread out among the array and to the 7,128 modules.

The North Road Community Solar Garden will be designed to meet the state and local codes adhering to all special use permit submissions, reviews, and approvals. Compliance with NYSDEC storm water management and USACE federal wetland regulations is of great importance. The system will avoid the wetlands and be located beyond the 100 feet buffer from the protected stream. The proposed project will comply with all regulations and have no negative environmental impact.

This size Community Shared Solar Garden, though small enough to fit into the community landscape, will generate enough electricity by renewable sources to be used by about 300 local homes, apartments, farms, schools, and businesses. All the electricity will be produced locally and used locally.

Supporting Solar Energy and Community Shared Solar programs demonstrates support of local sustainability plans and efforts while improving the health and wellbeing of the community by making the community a cleaner, greener, more pleasant, attractive place for businesses and individuals to live, work and play.

I have a passion for sustainability and since my wife and family are the owners of the property I have an elevated interest, responsibility and commitment to make sure the development, construction, operations and maintenance are all done correctly to preserve the property and community for future generations.



*Daniel E. Bennett, LEED Accredited Professional**

*NABCEP Certified Solar PV Installation Professional***

GCMS Inc.

Graystone CMS - Green Building Technologies

Phone 315.685.1956 Fax 888.400.7608

email graystonecms@aol.com

**United States Green Building Council - Leadership in Energy and Environmental Design Accredited Professional*

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

"BUILDING A SUSTAINABLE FUTURE"

LETTER OF AUTHORIZATION

We, Eileen C Muller and Grace B Muller of 4575 North Road, Canandaigua NY 14424 and Diane L Muller of 3584 Ensenore Road, Moravia NY 13118 as joint owners of 4575 North Road, Canandaigua NY tax parcel #57.00-1-21.113 do give our permission and authorization to Daniel Bennett of GCMS Inc. and David Magid of You Save Green Inc. and YSG Solar LLC. to act as our representative in the matter of obtaining approvals and constructing the proposed Ground Mount Solar system on our property.

Eileen C. Muller
Signature of Eileen C Muller

8/11/2016
Date

Grace B Muller
Signature of Grace B Muller

8/11/2016
Date

Diane L. Muller
Signature of Diane L Muller

8/11/2016
Date

