

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120 / Fax: (585) 394-9476

Established 1789

PLANNING REVIEW COMMITTEE (PRC) Meeting Notes of November 16, 2020

TO: WANDA POLISSENI / WILDCAT RENEWABLES
FROM: DEVELOPMENT OFFICE
EMAIL: MILHAMLAW@GMAIL.COM STEPHANIE@RENEWPROP.COM
DATE: Tuesday, November 17, 2020

You are hereby given notice that the following report provides positive input to keep the application process moving forward.

Please be aware that failure to submit the requested information by the deadline listed below will likely result in your application being deemed incomplete. Incomplete applications are not placed on any agenda and will not be referred to outside agencies for review.

PLANNING BOARD APPLICATION FOR TUESDAY, DECEMBER 8, 2020

CPN-20-081 Wildcat Renewables LLC, 879 Sanchez Street, San Francisco, Calif. 94114; representing Wanda Polisseni, 16 Beauclaire Lane, Fairport, N.Y. 14450; via Richard J. Milham Jr., Esq., 120 Linden Oaks, Rochester, N.Y. 14625; owner of property at 5575 State Routes 5 & 20 TM #83.00-1-25.120
Requesting a Sketch Plan Review for Buffalo Road Solar Project (small-scale community solar project on approximately 24 acres of an approximately 60-acre parcel).

Application Information:

1. A Public Hearing **IS NOT** required.
2. State Environmental Quality Review (SEQR)—**Type I Action.**
3. A referral to the Ontario County Planning Board **IS** required.
4. The Planning Review Committee will forward a copy of the application and supporting documentation to the following agency/agencies for their review and recommendation:

All are digital PDF files unless otherwise noted:

- Chris Jensen, Town Code Enforcement Officer
- Town Environmental Conservation Board

- Bob DiCarlo, Town Agricultural Advisory Committee
- James Fletcher, Town Highway and Water Superintendent
- Ontario County Planning Board
- Jim Russell, Chief, Cheshire Fire Department
- Kevin Olvany, Canandaigua Lake Watershed Council
- Greg Trost, NYS Department of Transportation

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, NOVEMBER 20, 2020**, to be considered for the **TUESDAY, DECEMBER 8, 2020**, Planning Board agenda.

1. See attached ***Sketch Plan Checklist***—All items with an open circle to the right must be addressed prior to the application being further processed, as follows:

Sketch Plans shall be clearly marked as such and shall identify:

- Existing and proposed lots with lot dimensions and areas: *Proposed lots not shown.*
- Location and nature of all existing easements, deed restrictions and other encumbrances: *Delineate the Town stormwater facility.*
- Environmentally sensitive features identified on the NRI: *Delineate the NYS DEC wetland and 100-foot buffer from the DEC wetland.*

Other requirements:

- Date, north point and scale. The plan shall be at a scale of no more than one hundred (100) feet to the inch.
2. At the site plan approval stage: Submit proof of viability from the utility company for connectivity to the utility grid and the decommissioning plan.
 3. Clarify the battery storage on the site.
 4. The applicant shall provide **1** complete hard copy of the plan. The applicant shall also submit a **PDF FILE** of the plans via e-mail to the Development Office at:

devclerk@townofcanandaigua.org

Information for the Applicant:

1. The applicant will receive a copy of the Planning Board meeting agenda approximately 10 days prior to the meeting date. The applicant is required to be in attendance at the meeting. If the applicant cannot attend the meeting and wishes the Planning Board to act on the application in their absence, the applicant shall contact the Development Office prior to 12:00 p.m. the day of the meeting.
2. The property owner is on notice that no development shall commence until the proper permits have been obtained from the Town's Development Office.

3. Your application will be referred to an outside consultant and/or consultants hired by the Town of Canandaigua (Town Engineer, Watershed Inspector, Town Attorney, etc.). ***YOU—the property owner—will be invoiced by the Town for the reimbursement of these expenses.*** The property owner is on notice that he or she is responsible for reimbursing the Town for any/all consultant fees accrued by the Town regarding this application. This includes resolutions written by the Town Engineer for each Zoning Board of Appeals or Planning Board meeting.