

# *Town of Canandaigua*

5440 Routes 5 & 20 West • Canandaigua, NY 14424 • (585) 394-1120

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** David Wagner  
**PROPERTY ADDRESS:** 4560 Bristol Cross Road  
**TAX MAP NUMBER:** 139.00-1-10.200  
**ZONING DISTRICT:** RR-3

### **DETERMINATION REFERENCE:**

- Application for Area Variance, dated 11/03/2017, received for review by Town on 11/06/2017.
- Application for Accessory Structure, dated 11/01/2017, received for review by Town on 11/02/2017.
- Sketch Plans titled "David Wagner" by Qwik Solar Power Systems; no date noted, no revisions noted, received by the Town on 11/16/2017.

### **PROJECT DESCRIPTION:**

- Owner proposes to construct a 650 sq. ft. Small Scale Solar Energy System.

### **DETERMINATION:**

- As parcel is a through lot, it has two front yards.
- Proposed Small Scale Solar Energy System is in front yard when such system shall be in the side or rear yard.

### **REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:**

- This application is not required to be reviewed by the Ontario County Planning Board as it does not meet proximity requirements.

### **REFERRAL TO ZONING BOARD of APPEALS FOR:**

- Application received to allow Small Scale Solar Energy System in the front yard.

**CODE SECTIONS:** Chapter §1-17, §220-77.1

**DATE:** 11/21/2017

**BY:**   
Eric Cooper – Zoning Officer

**CPN- 080-17**

NYS Town Law, Section 267-a(5)(b), an appeal may be made to the ZBA within 60 days of the date of this determination.

c: Binder  
Property File  
Property Owner  
Town Clerk

