

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: WEST CORNERS, LLC
PROPERTY ADDRESS: 2970 COUNTY ROAD 10
TAX MAP NUMBER: 84.00-1-17.100
ZONING DISTRICT: I

DETERMINATION REFERENCE:

- Application for Single Stage Review Subdivision Approval, *not dated*. Received for review by Town on 09/10/2019.
- Plans titled "Subdivision of Lands of West Corners, LLC" by Freeland-Parrinello Land Surveyors, dated 09/05/2019, no revisions noted, received by the town on 09/10/2019.
- Planning Board decision dated 11/09/2016 granting Special Use Permit for Accessory Commercial Use.

PROJECT DESCRIPTION:

- Applicant proposes to subdivide parcel to create 22.405 Acre Lot 1 and 7.336 Acre Lot 2.

DETERMINATION:

- Existing 29.741 Acre parcel contains a single-family dwelling and a large scale solar energy system.
- Large Scale Solar Energy System is a permitted use by Special Use Permit granted in 2016.
- Proposed change modifies existing Special Use Permit approval
- Bulk density requirements for accessory commercial uses shall be the same as that required for accessory structures for the principal permitted use.
 - o Proposed coverage is 45% when 20% is maximum coverage permitted.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board as it relates to the subdivision of land into two lots that meet all applicable local municipal code requirements. Exception #11.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Subdivision approval is required for the subdivision of a parcel of land.
- Planning Board modification to existing Special Use Permit approval required.

CODE SECTIONS: Chapter §1-17; §174-10; §220-9; §220-26; §220-35; §220a Sch. 1 Zoning Schedule

DATE: 9/19/2019

BY: 
Kyle Ritts—Zoning Inspector

CPN- 19-070

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

