

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** City of Canandaigua  
**PROPERTY ADDRESS:** 4620 County Road 46  
**TAX MAP NUMBER:** 84.00-1-32.000  
**ZONING DISTRICT:** IND - Industrial

### **DETERMINATION REFERENCE:**

- Application for Single Stage Site Plan approval, dated 6/16/2016. Received for review by Town on 6/17/2016.
- Plans titled "Canandaigua Solar Array" by Hunt Engineers, Architects, and Surveyors, dated 5/26/2016, Revised on 6/24/2016, received for review by the town on 6/24/2016.

### **PROJECT DESCRIPTION:**

- Parcel owner wishes to construct approximately 3.5 acres of photovoltaic panels on ballasted structural frames with associated appurtenances.
- Structures are proposed within an approximate 10 acre area the parcel owner will lease to 'Pfister Energy of Baltimore'
- Project on Land formerly used by City as a Landfill.

### **DETERMINATION:**

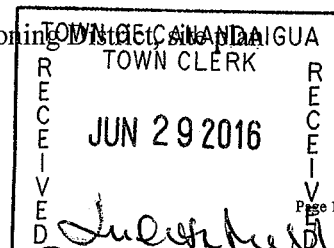
- A 'Power Plant' or 'Similar Use' is a permitted principal use within the Industrial Zoning District.
- Applicant shall submit an application for 'New Industrial Structures on Vacant Land' to the Development Office.
- Town Code reads - Setbacks from street lines to building lines are defined as "front setbacks." Parcel owner proposes to place a structure 40ft. from the front parcel lot line, and 124ft. from the street line. Front setback (from street line) is required to be greater than 75ft. No front setback area variance is required.
- Due to disturbance in excess of 1 acre the property owner is required to submit a Notice of Intent to the DEC and provide SWPPP and associated documents to the Town.

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

- This application is required to be reviewed by the Ontario County Planning Board due to proximity to County Road 46 and City of Canandaigua Boundary.

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

- Due to disturbance greater than 1,000sq.ft. within the Industrial Zoning District, a DEC approval is required.



**CODE SECTIONS:** Chapter 1 §1-17, Chapter 220 §220-26, §220-64

DATE: 6/29/16

BY:   
Eric Cooper – Zoning Officer

**CPN- 041-16**

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