

# *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 One Stage Site Plan approval, dated 6/16/2016. Received for review by Town on 6/24/2016.
- Plans titled "Pfister Energy: Canandaigua Solar Array" by Hunt Engineers, Architects, and Surveyors, dated 06/24/2016, Revised on 07/19/2016, received for review by the town on 07/21/2016.

### **PROJECT DESCRIPTION:**

- Parcel owner wishes to construct approximately 9.5 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.
- 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, site plan approval is required.

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

**DATE:** 7/22/2016

**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