

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Rochester Gas & Electric

PROPERTY ADDRESS: 5850 Monks Road

TAX MAP NUMBER: 153.00-1-35

ZONING DISTRICT: RR-3

DETERMINATION REFERENCE:

- Application for Special Use Permit, dated 12/27/2016, received for review by Town on 01/13/2017.
- Application for Site Development Permit, dated 12/27/2017, received for review by Town on 01/13/2017.
- Plans titled "RGE—Rochester Gas & Electric" by Infinigy, dated 12/13/2016, last revised on 03/09/2017, received by the Town on 03/10/2017.

PROJECT DESCRIPTION:

- Owner proposes to construct a new, 100 ft. tall communications tower.

DETERMINATION:

- Development for Personal Wireless Communications Facility is a specially permitted use within the RR-3.
- Proposed size of the parcel is 1.06 Acres when 4 acres is required.
- Proposed setbacks to property lines are 100 ft., 41 ft., and 98 ft. when the minimum setback to all property lines shall be at least 120 ft. to create a proper fall zone.
- The Applicant shall comply with all necessary FAA and FCC requirements.
- All facilities shall allow shared use of emergency communications equipment.
- Tower shall be designed to accommodate up to three telecommunications providers.

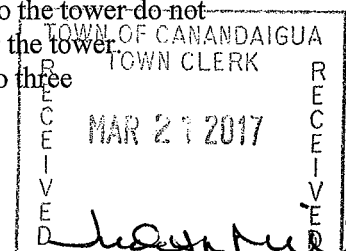
REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board.

REFERRAL TO PLANNING BOARD FOR:

- As a condition of Special Use permit approval, site plan review is required.
- Planning Board approval required for all special use permits. Where it is deemed appropriate by the Town Planning Board, any of the following provisions related to Personal Wireless Communications Facilities may be waived:
 - o The minimum lot size shall be four acres.
 - o The minimum setback for each communications tower from any property line shall be the height of the tower to be erected plus 20 feet.
 - o All facilities shall allow shared use of emergency communications equipment, at no charge, provided that the equipment and antennas to be added to the tower do not interfere with the existing equipment or overload the design for the tower.
 - o Each tower constructed shall be designed to accommodate up to three telecommunications providers.

CODE SECTIONS: Chapter §1-17, §220-60; §220-34; §220-16



PTC

DATE: 3/21/17

BY: 
Eric Cooper -- Zoning Officer

CPN- 002-17

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