

Town of Canandaigua

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

ZONING LAW DETERMINATION

PROPERTY OWNER: Christopher & Doria Ritchlin

PROPERTY ADDRESS: 4459 Middle Cheshire Road

TAX MAP NUMBER: 126.00-1-22.121

ZONING DISTRICT: AR2

DETERMINATION REFERENCE:

- Application for New Structure, dated 9/22/2020. Received for review by Town on 9/25/2020.
- Plans titled, "New PV System – 26.66kW – Ritchlin Residence" by Buffalo Solar, dated 9/11/2020, received by the town on 9/25/2020.
- Special Use Permit Application for Large Scale solar energy system, received by the Town on October 7, 2020.
- Letter detailing responses to Special Use Permit application requirements as detailed in section 220-62.2 B of Town Code, received on October 7, 2020.
- Waiver Request, pursuant to Town Code 220-65 (L), to waive the requirement for professionally prepared plans, received by Town on 10/26/2020.

PROJECT DESCRIPTION:

- Applicant proposes the construction of 1,444sq.ft. Ground Mounted Photovoltaic System and associated improvements.

DETERMINATION:

- A Solar Energy System that is ground-mounted and exceeds 1,000sq.ft. in total area is detailed as a 'Large-Scale Solar Energy System, per Town Code.
- Large-scale solar energy systems are permitted through the issuance of a special use permit.

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:

- Large Scale Solar Energy Systems are permitted through the issuance of a special use permit in the AR2 zoning district. The Town of Canandaigua Planning Board is empowered to grant special use permit approval in accordance with the provisions of Article 16 of the New York State Town Law.

CODE SECTIONS: Chapter §1-17; §220; §220-34; §220-62.2

DATE:

10/26/2020

BY:

Chris Jensen
Chris Jensen Zoning/Code Officer

CPN- 2020-071

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

