

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** Scott H. & Suzette Norris

**PROPERTY ADDRESS:** 5540 Wells Curtice Road

**TAX MAP NUMBER:** 125.00-1-18.119

**ZONING DISTRICT:** AR2

### **DETERMINATION REFERENCE:**

- 'Rough Sketch' received for review by Town on 12/10/2015.

### **PROJECT DESCRIPTION:**

- Installation of a 700sq.ft. ground mounted photovoltaic array (accessory structure) with associated appurtenances.

### **ISSUE:**

- The property owner wishes to install the accessory structure in the front yard of a single family dwelling, when code requires accessories structures to be installed behind the rear line of the primary dwelling.

### **DETERMINATION:**

- A single family dwelling with accessory structures is a permitted principal use in the AR2 zoning district.
- A permit application for an accessory structure is required.
- If the project is within 100' of the NYSDEC classified wetland, a permit may be required from the NYSDEC.

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

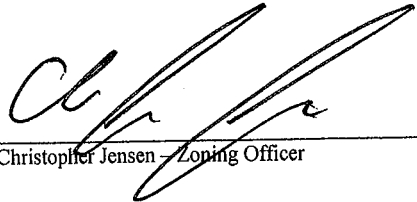
- This application is not required to be reviewed by the Ontario County Planning Board.

### **REFERRAL TO ZBA FOR:**

- An 'accessory structure within the front yard' area variance application shall be submitted to the ZBA.

**CODE SECTION:** Chapter §220-9

**DATE:** 12/21/2015

**BY:**   
Christopher Jensen - Zoning Officer

**CPN-113-15**

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

