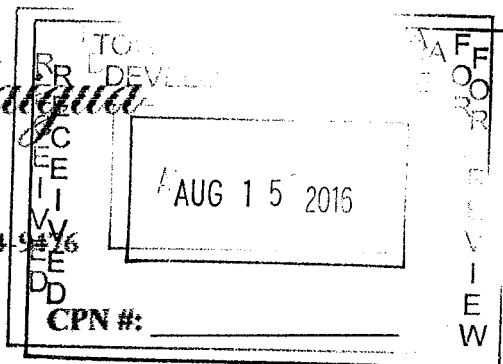


# Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

Phone: (585) 394-1120 / Fax: (585) 394-9476



## ZONING BOARD OF APPEALS APPLICATION

FOR: ☒ AREA VARIANCE ☐ USE VARIANCE ☐ INTERPRETATION

Permission for on-site inspection for those reviewing application: ☒ Yes ☐ No

1. Name and address of the property owner: Diane L, Eileen C, Grace B Muller  
4575 North Road, Canandaigua NY

Telephone Number of property owner: 315-727-3611

Fax # 888-400-7608 E-Mail Address: dmmuller@aol.com

*\*\*If you provide your e-mail address, this will be the primary way we contact you\*\**

2. Name and Address of Applicant if not the property owner: Daniel Bennett, GCMS Inc.  
PO Box 122, Skaneateles NY 13152

Telephone Number of Applicant: 315-685-1956 or 315-727-7306

Fax # 888-400-7608 E-Mail Address: graystonecms@aol.com

*\*\*If you provide your e-mail address, this will be the primary way we contact you\*\**

3. Subject Property Address: 4575 North Road, Canandaigua

Nearest Road Intersection: North and Andrews

Tax Map Number: 57.00-1-21.113 Zoning District: AR-1

4. Is the subject property within 500' of a State or County Road or Town Boundary? (If yes, the Town may be required to refer your application to the Ontario County Planning Board.)

Please circle one: ☒ YES ☐ NO

5. Is the subject property within 500' of an Agricultural District? (If yes, an Agricultural Data Statement must be completed and submitted with this application – for use variance applications only.)

Please circle one: ☒ YES ☐ NO

(Continued on back)

6. What is your proposed new project and the variance(s) or interpretation requested?  
Ground Mount Solar PV System - Requesting an Area Variance for size exceeding maximum allowed  
size for accessory structure.

7. Have the necessary building permit applications been included with this form? If not, please verify with the Development Office which forms are required to be submitted. Yes
8. With your completed application for an Area Variance, attach a tape map/survey/site plan, elevation of the proposed structure, and other documentation necessary describing the requested variance(s) illustrating why it is practically difficult for you to conform to the Zoning Law.

All maps, surveys, or site plans shall accurately depict the property including all existing and proposed structures, setbacks, and dimensions. *All dimensions must be precise.*

9. With your completed application for a Use Variance, attach a current survey map/site plan of the subject parcel with a detailed description of the proposed use, a statement as to why you feel this use variance is necessary, and a completed Environmental Assessment Form.
10. With your completed application for an Interpretation, attach a current survey map/site plan of the subject parcel with a detailed description of the proposed use, a statement as to why you are appealing the zoning law determination, and a copy of the zoning law determination of which said appeal is requested.
11. If the variance requested is related to signs, attach a Sign Detail Sheet, a site plan, and colored renderings of the proposed signage, and any other documentation required in Article IX (Sign Regulations) of the Town of Canandaigua Zoning Law.

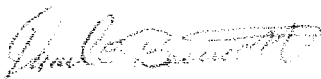
*I have examined this application and declare that it is true, correct, and complete. I understand that my application and all supporting documentation will be examined by the Zoning Board of Appeals as an integral component of deliberations.*

*I hereby grant my designee permission to represent me during the application process.*

  
(Signature of Property Owner)

August 12, 2016  
(Date)





Applicant: Daniel Bennett, GCMS Inc.

8/12/2016

# Town of Canandaigua

5440 Routes 5 & 20 West

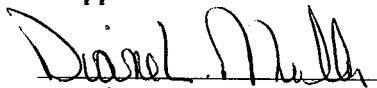
Canandaigua, NY 14424

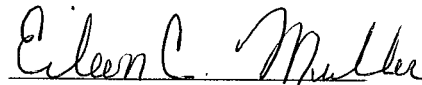
Phone: (585) 394-1120 / Fax: (585) 394-9476

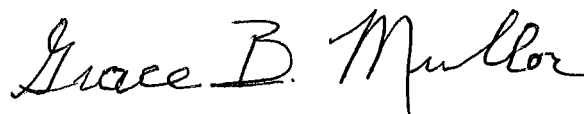
**Property Owner is responsible for any consultant fees  
(Town Engineer, Town Attorney, etc.) incurred during the application process.**

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Please note that the **Property Owner** is responsible for all consultant fees during the review of this application including legal, engineering, or other outside consultants. Applications submitted to the Town of Canandaigua Planning Board will normally receive chargeback fees of at least five hours to ten hours for planning services including intake, project review, resolution preparation, SEQR, and findings of fact. PLEASE NOTE that the number of hours will be SIGNIFICANTLY INCREASED due to incomplete applications, plans lacking detail, or repeated continuations. Subdivision applications and larger commercial or industrial projects traditionally require more hours of engineering, legal, and other consultant review and preparation and will incur higher costs. Applications for new construction may be referred to the Town Engineer for engineering review which may include at least an additional eight to twelve hours of review time. The **Property Owner** will also be responsible for legal fees for applications submitted to the Town of Canandaigua Planning Board, Zoning Board of Appeals, or the Town of Canandaigua Development Office. Fees for engineering and legal expenses traditionally range between one hundred and one hundred fifty dollars per hour. A copy of the Town's annual fee schedule is available upon request from the Development Office or the Town Clerk's Office. The **Property Owner's** signature below indicates that the **Property Owner** understands that the **Property Owner** will be responsible for all outside consultant fees incurred as a result of the submitted application, and consents to these charges. Additionally projects approved by the Town of Canandaigua Planning Board may be required to pay a parks and recreation fee as established by the Town Board (currently \$ 1,000 per unit) if required as part of the conditions of approval.

  
(property owner)

  
(property owner)



## TESTS FOR GRANTING AREA VARIANCES

### BE VERY SPECIFIC WHEN ANSWERING THESE QUESTIONS

"Area variance" shall mean the authorization by the Zoning Board of Appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.  
(Town Law Section 267, subsection 1.(b)).

In deciding whether to grant an area variance, the Zoning Board of Appeals takes into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, and welfare of the neighborhood or community. (Town Law Section 267-b, subsection 3.(b)).

To enable the Zoning Board of Appeals to grant an area variance, the applicant must present substantial evidence concerning the following topics by providing supporting evidence for each. Attach additional sheets if necessary.

- (1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

The proposed ground mount solar PV system will be located on the scrub/shrub land area that can not be used for agricultural. The system will be set back 300 ft from North Road and 400 ft from Andrews Road and will be mostly buffered from direct view. The system is situated and designed to best fit the area and community with the least amount of disturbance and to protect and preserve the agricultural farmland.

- (2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

The system is larger than generally allowed for an accessory structure. The system will be a Community Shared Solar Garden as recommended by the NYS Public Service Commission to provide locally generated electricity to be used by the local residences, farms, schools, and businesses.

- (3) Whether the requested area variance is substantial.

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- (4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The proposed project will have no adverse effect on the physical or environmental conditions. The solar PV system will be located on classified "poor soils" area of overgrown scrub/shrub area and not productive agricultural farmland. The system will generate electricity from renewable sources (the sun) reducing the amount of pollution and the contributing effects to climate change caused by the fossil fuel burning power plants.

- (5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the ZBA, but shall not necessarily preclude the granting of the area variance.

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CPN #: \_\_\_\_\_

## Sketch Plan Checklist

Applicant: Daniel Bennett, GCMS Inc.

Project Address: 4575 North Rd, Canandaigua

Tax Map #: 57.00-1-23.113

Zoning District: AR-1

Project Description Narrative: Ground Mount Solar PV System

Sketch Plan Checklist – Chapter 220 §220-66 (Not required for any property in a major subdivision)	Shown on Plan by Applicant	Initial PRC Review	PRC Follow Up Review
A. The sketch plan shall be clearly designated as such and shall identify all existing and proposed:			
1) Zoning classification and required setbacks.	X		
2) Lot lines.	X		
3) Land features including environmentally sensitive features identified on the NRI. (woods, streams, steep slopes, wetlands)	X		
4) Land use(s). (residential, agricultural, commercial, or industrial)	X		
5) Utilities. (i.e. location of electric, gas, well, septic, sewer, cable)*	X		
6) Development including buildings, pavement and other improvements including setbacks.	X		
7) Location and nature of all existing easements, deed restrictions and other encumbrances.	X		
B. Sketch plans shall be drawn to scale.	X		
C. It is the responsibility of the applicant to provide a sketch plan that depicts a reasoned and viable proposal for development of the lot.	X		

I have reviewed my submitted application and drawings against the above noted criteria and hereby certify that the submitted application matches this check list.

Signature of Applicant / Representative

August 12, 2016

Date

\*May be obtained from UFPO – dial 811 for assistance.