

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Daniel Caulfield
PROPERTY ADDRESS: 4924 Seneca Point Road
TAX MAP NUMBER: 153.00-1-6.100
ZONING DISTRICT: RR-3

DETERMINATION REFERENCE:

- Application for Area Variance, dated 05/09/2018, received for review by Town on 05/10/2018.
- Application for New Structure Building Permit, dated 04/25/2018, received for review by Town on 05/03/2018.
- Plans titled "Site Plan Proposed Caulfield Solar Array" by Grove Engineering, dated 05/08/2018, no revisions noted, received by the Town on 05/15/2018.

PROJECT DESCRIPTION:

- Applicant proposes to construct a 180 sq. ft. small scale solar energy system within the RR-3.

DETERMINATION:

- Proposed solar energy system is in the front yard when all such solar energy systems shall be installed in the side or rear yard.
- Proposed solar energy system is 15 ft. tall when all such solar energy systems shall not exceed 10 ft. tall.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to multiple variances within 500 ft. of a State highway.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for an area variance to allow a small scale solar energy system within the front yard.
- Application received for a 5 ft. small scale solar energy system height variance.

CODE SECTIONS: Chapter §1-17, §220-77.1; §220-16; §220a Sch.1 Zoning Schedule

DATE: 5/23/2018

BY: *Eric A. Cooper*
Eric Cooper – Zoning Officer

CPN- 18-027

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

