

# Town of Canandaigua

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

*Established 1789*

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** POLISSENI, WANDA

**PROPERTY ADDRESS:** 5575 Route 5 & 20

**TAX MAP NUMBER:** 83.00-1-25.120

**ZONING DISTRICT:** AR-2

### DETERMINATION REFERENCE:

- Application for Subdivision Sketch Plan, undated. Received for review by Town on 11/12/2020.
- Plans titled, "Buffalo Road Solar" by Renewable Properties, dated 11/20/2020, revised on 04/25/2020, received by the town on 11/24/24.

### PROJECT DESCRIPTION:

- Applicant is requesting sketch plan review of a conceptual subdivision for a commercial greenhouse use and a large-scale solar energy system.

### DETERMINATION:

- Applicant is requesting Subdivision Sketch Plan Review pursuant to Town Code Chapter 174 Section 9.
- Planning Board members may suggest modifications to sketch plan but shall not offer approval or disapproval.
- The Planning Board's purpose in reviewing subdivision sketch plans shall be solely to provide an opportunity for informal discussions concerning a proposed subdivision with Planning Board members at a regular meeting.
- It is the responsibility of the applicant to provide a sketch plan that depicts a reasoned and viable proposal for subdivision and subsequent development of the lot(s).

### REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

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

### REFERRAL TO PLANNING BOARD FOR:

- Application received for Planning Board sketch plan review.
- Comments made by individual Board members during sketch plan review shall not be interpreted as constituting approval or disapproval by the Board, nor shall they be interpreted to limit the scope of any subsequent review or approval of a derivative plan.

**CODE SECTIONS:** Chapter §1-17; §174-9; §174-16; §220-14

**DATE:** November 24, 2020

**BY:** Eric Coper  
Eric Coper - Planner

**CPN-20-081**

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 Owner  
Town Clerk

