



# GENESEE COUNTY PLANNING BOARD ZONING REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-02-BYRON-9-16**

Review Date **9/8/2016**

Municipality  
Board Name  
Applicant's Name  
Referral Type  
Variance(s)  
Description:

<b>BYRON, T.</b>
<b>PLANNING BOARD</b>
<b>Cynthia G. Jones</b>
<b>Special Use Permit</b>
<b>Special Use Permit to install a ground mounted 9.92 kW solar energy system.</b>

Location  
Zoning District

<b>7250 Beaver Meadow Rd., Byron</b>
<b>Agricultural-Residential (A-R) District</b>

## PLANNING BOARD DECISION

**APPROVAL**

## EXPLANATION:

**The proposed solar system is well screened from neighboring properties and should pose no significant county-wide or inter-community impact.**

Director

September 8, 2016

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

**SEND OR DELIVER TO:**

GENESEE COUNTY DEPARTMENT OF PLANNING  
3837 West Main Street Road  
Batavia, N.Y. 14020-9404  
Phone: (585) 815-7901

DEPARTMENT USE ONLY:	
G.C.D.P. Referral #	<u>T-02-BYRON-9-16</u>
Date Received	<u>8-17-2016</u>



**\* GENESEE COUNTY \*  
PLANNING BOARD REFERRAL**

**RECEIVED**  
AUG 17 2016

Required According to:  
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTIONS 239 L, M, GENESEE COUNTY DEPARTMENT OF PLANNING  
(Please answer ALL questions as fully as possible)

**1. REFERRING BOARD AND ADDRESS**

Town of Byron \_\_\_\_\_  
Planning Board

**2. APPLICANT'S NAME, ADDRESS & PHONE #**

Cynthia G. Jones  
7250 Beaver Meadow Rd  
Bergen, N.Y. 14416  
: of BYRON

MUNICIPALITY : CITY  TOWN  VILLAGE  : of \_\_\_\_\_

**3. TYPE OF REFERRAL:** (Check all applicable items)

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Area Variance                 | <input type="checkbox"/> Map Change           | <input type="checkbox"/> Subdivision Proposal |
| <input type="checkbox"/> Use Variance                  | <input type="checkbox"/> Text Amendments      | <input type="checkbox"/> Preliminary          |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> New Zoning Ordinance | <input type="checkbox"/> Final                |
| <input type="checkbox"/> Site Plan Review              | <input type="checkbox"/> Other: _____         |   |

**4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:**

- A. Address 7250 Beaver Meadow Rd
- B. Nearest intersection Cockram Rd
- C. Tax Map Parcel # (T.M.P.) 10.-1.-15.1
- D. Dimensions of the property \_\_\_\_\_ Area of the property 32 acres
- E. Present zoning district Az-res (A-R) District

**5. REFERRAL CASE INFORMATION:**

A. Has this referral been previously reviewed by the Genesee County Planning Board?  
NO  YES  If Yes, give date and action taken \_\_\_\_\_

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law  
Article XI Section 11.15

C. Please describe the nature of this request Install Ground Mount 9.92 kW PV System

**6. ENCLOSURES** - Please enclose copy(s) of all appropriate items in regard to this referral

- |   |   |                                       |
|---|---|---------------------------------------|
| <input checked="" type="checkbox"/> Copy of local application | <input type="checkbox"/> Copy of text amendments                | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Sketch of proposal        | <input type="checkbox"/> Copy of new Ordinance/Law              |                                       |
| <input type="checkbox"/> Subdivision plot plans               | <input checked="" type="checkbox"/> Site Plan                   |                                       |
| <input type="checkbox"/> Maps                                 | <input checked="" type="checkbox"/> Agricultural Data Statement |                                       |

Name, Address and Phone # of the person representing the community in filling out this form (required information)

KENNETH J KUTER

**TOWN OF BYRON**  
**APPLICATION TO THE**  
**PLANNING BOARD**  
**Special Use Permit**

Special Use Number : SUP-2016-007  
 Date : 8-15-16


**OWNER**

**APPLICANT (If other than owner)**

Name : CYNTHIA G. JONES  
 Address : 7250 BEAVER MEADOW RD.  
BERGEN, NV 14416  
 Telephone # : 505-548-2801

Name : EVAN T. JONES  
 Address : 7250 BEAVER MEADOW RD.  
BERGEN, NV 14416  
 Telephone # : 505-548-2801

- Request to the Planning Board to overturn the Zoning Enforcement Officer's decision to DENY  GRANT  an application for a Zoning Permit Application Number \_\_\_\_\_ Dated \_\_\_\_\_.
- APPLICATION FOR : Special Use Permit  Other  Ground Mounted Solar Energy System  
Please Specify
- Address of Project Site : 7250 Beaver Meadow Rd  
 Tax Map Number : 10-1-15.1 Zoning District : R/A
- Has a previous appeal been filed pertaining to this parcel ? No   
 Yes  If yes, list Appeal No. \_\_\_\_\_ Date \_\_\_\_\_ Purpose of Request : \_\_\_\_\_
- Justification for Request : General Response Reduce Energy Costs for Residential Use

 A more SPECIFIC RESPONSE should accompany this application on separate sheet(s) of paper. Address each of the statements listed on the back of the PINK sheet which pertain to your specific appeal.

The Applicant shall submit with this request, appropriate supporting materials including, but not limited to, site plans, elevations, traffic circulation diagrams, neighborhood land use maps and any other material that will assist the Board in making a determination regarding this request.

\*\*\*\*\*  
**CERTIFICATION :** I hereby certify that I have read and examined this application and supporting attachments and know the same to be true and correct. All provisions of laws and ordinances covering this type of work or use will be complied with whether specified herein or not. The granting of an appeal does not presume to give authority to violate or cancel the provisions of any other state or local ordinance or law regulating construction or performance of construction and/or use.

Evan T. Jones 8/11/16  
 Applicant's Signature Date

Cynthia G. Jones 8/12/16  
 Owner's Signature (if other than applicant) Date

\*\*\*\*\*

**PROVISIONS of ZONING LAW for SPECIAL USE:**

- OFFICE USE ONLY**
- Article XI Section 11.15  
 Subsection \_\_\_\_\_ Paragraph \_\_\_\_\_  
 state reason; \_\_\_\_\_
  - Table I or II - state reason; \_\_\_\_\_

<b>FEE COLLECTED :</b>	Check # _____
Special Use Fee \$	<u>50</u>
Public Hearing Fee \$	<u>50</u>
<b>TOTAL FEE \$</b>	<u>100</u>

Signature - Zoning Enforcement Officer \_\_\_\_\_

Date \_\_\_\_\_

# ❖ TOWN OF BYRON ❖

## Agricultural Data Statement

Application # SUP-2016-007

Date 8-15-16

**INSTRUCTIONS:** This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval, requiring municipal review, that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag. & Markets certified Agricultural District.

Applicant

Name EVAN T. JONES

Address 7250 BEAVER MEADOW RD.  
BERGEN, NY 14416

Owner if different than Applicant

Name CYNTHIA G. JONES

Address 7250 BEAVER MEADOW RD.  
BERGEN, NY 14416

1. Type of application: Special use permit  ; Site plan approval  ; Use variance  ; Subdivision approval
2. Description of proposed project: INSTALLATION OF 9.92 KW GROUND MOUNTED SOLAR PV SYSTEM
3. Location of project: Address 7250 BEAVER MEADOW RD.  
Tax Map Number (TMP) 10-1-151
4. Is this property within an Agricultural District ? NO  YES  } Check with your local Assessor if you do not know
5. If yes, Agricultural District Number \_\_\_\_\_
6. Is this property actively farmed ? NO  YES
7. List all farm operations within 500 feet of your property, (Attach additional sheets if necessary).

1.

Name \_\_\_\_\_

Address \_\_\_\_\_

Is this property actively farmed ? NO  YES

2.

Name \_\_\_\_\_

Address \_\_\_\_\_

Is this property actively farmed ? NO  YES

3.

Name \_\_\_\_\_

Address \_\_\_\_\_

Is this property actively farmed ? NO  YES

4.

Name \_\_\_\_\_

Address \_\_\_\_\_

Is this property actively farmed ? NO  YES

Evan T. Jones  
Signature of Applicant

Cynthia G. Jones  
Signature of Owner (if other than Applicant)

REVIEWED BY

Leah A. Keller  
Signature of Municipal Official

8/15/16  
Date

NOTE TO REFERRAL AGENCY

County review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

**From:** Tracy Almeter <talmeter@cirelectric.com>  
**To:** retukk <retukk@aol.com>  
**Subject:** Jones Residence Solar Ground Mount Property Setbacks  
**Date:** Mon, Aug 15, 2016 11:20 am

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Hello Ken,

As per our telephone conversation, I'm including distances from each side of the proposed solar array to the corresponding property lines. In addition, the overall height at the highest point of the array (north side) will be about 9 feet with the solar panels installed.

Distances are as follows:

From the north border of the array to the property line directly north of the array: +/-194'

From the south border of the array to the property line directly south of the array: +/-645'

From the west border of the array to the property line directly west of the array: +/-1288'

From the east border of the array to the property line directly east of the array: +/-659'

Please let me know if you have any questions or need any additional information.





Thank you,



**Solar by CIR**

TRACY ALMETER  
Solar Design Specialist

Direct - 716.362.5015  
Fax - 716.362.5010  
Email - talmeter@cirelectric.com

# JONES RESIDENCE 9.92kW GROUND MOUNT PV SYSTEM SITE PLAN



Ground Notes

CIR JOB #PV181030  
 UNFINISHED DC SYSTEM  
 32 PV MODULES  
 ET SOLAR ET-P82310WV  
 310 WATT MODULES  
 POWER OF INVERTER:  
 32 SOLARDCS P-300  
 MAXIMUM OUTPUT CURRENT: 15ADC  
 MAXIMUM OUTPUT VOLTAGE: 80VDC  
 MAXIMUM STRING VOLTAGE: 800VDC  
 INVERTER:  
 1 SOLARDCS SE-10000-415  
 10000 WATT MAXIMUM OUTPUT  
 TRANSFORMERLESS  
 LOCATION OF INVERTER, PV METER  
 AND PV GENERATOR DISCONNECT  
 SWITCH (IF APPLICABLE) SUBJECT TO  
 CHANGE DURING INSTALLATION  
 RESIDENCE #261  
 NY'S 2018 RESIDENTIAL GOOD



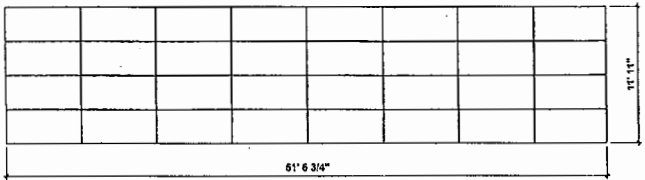
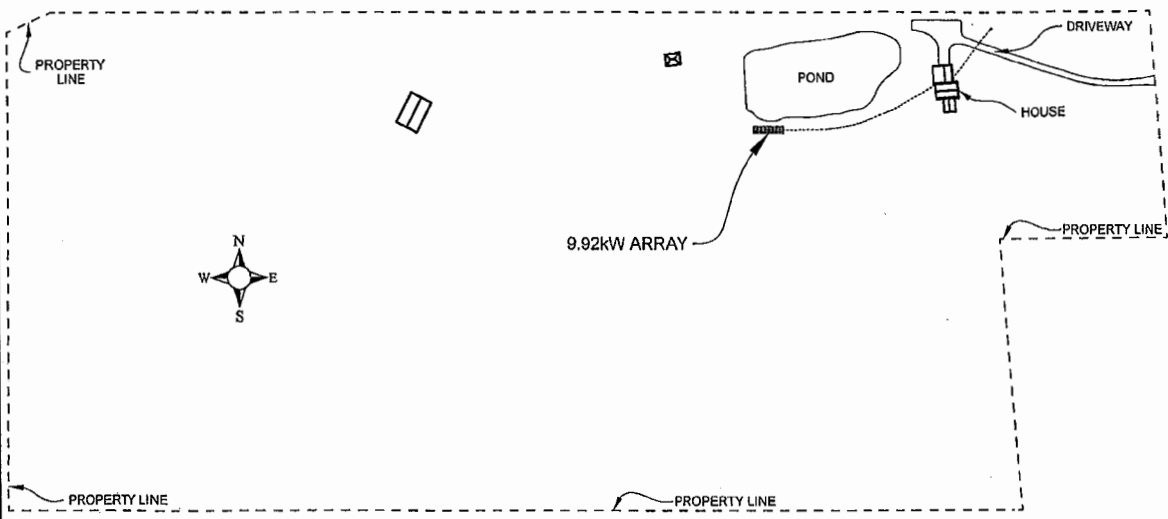
PV Installation  
 Professional  
 Tracy Almeter  
 and Associates

DRAWN BY:  
 TRACY L. ALMETER  
 RENEWABLE SYSTEMS DESIGNER  
 CIR ELECTRICAL CONSTRUCTION

NO.	REVISION/DATE	DATE
1	SITE PLAN	09/14

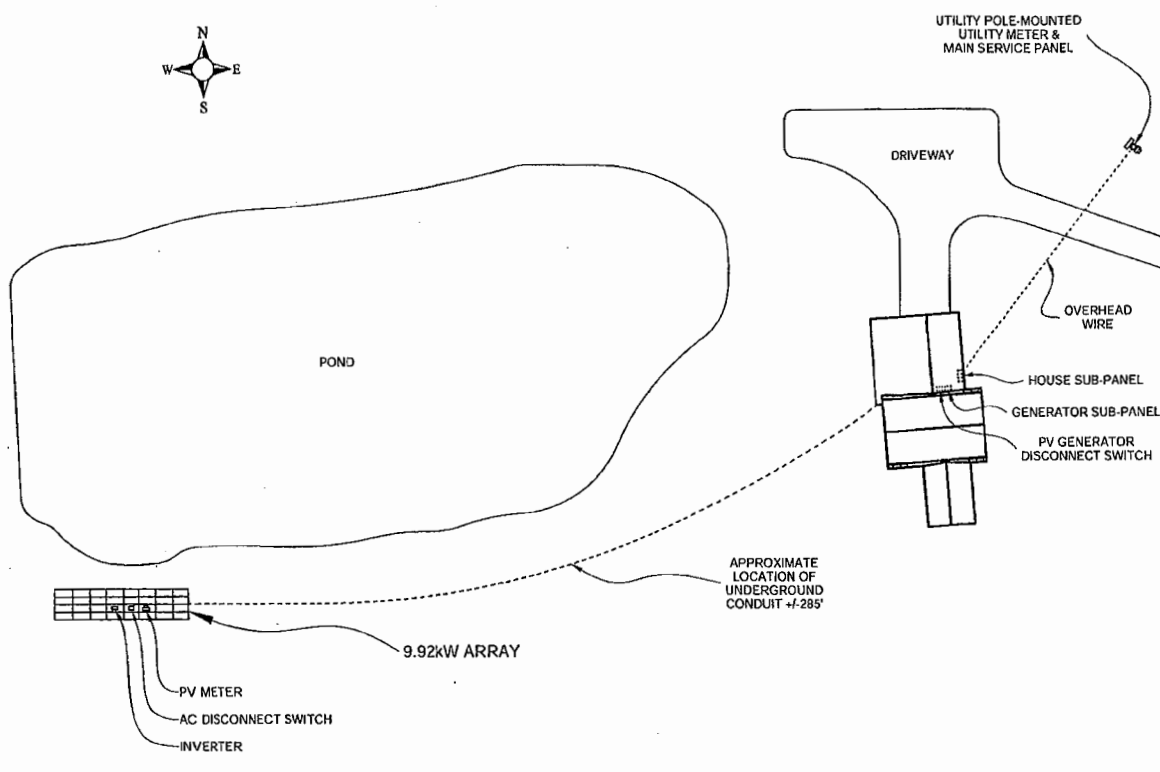
CIR ELECTRICAL CONSTRUCTION  
 CORP.  
 400 HUGH AVENUE  
 BUFFALO NY 14204  
 (716) 382-8000 - PHONE  
 (716) 382-8018 - FAX  
 www.cirelect.com

Project Name: JONES RESIDENCE  
 7230 BEAUFORT HOLLOW ROAD  
 BERGEN, NY 14818  
 CUSTOMER:  
 CYNTHIA JONES



ARRAY DETAIL

# JONES RESIDENCE 9.92kW GROUND MOUNT PV SYSTEM SITE PLAN DETAIL



**General Notes**

CIR JOB #PV181093C  
 UNDERGROUND DC SYSTEM  
 32 PV MODULES:  
 ET SOLAR ET-PH7210HW  
 210 WATT MODULES

POWER OPTIMIZERS:  
 32 SOLAREDGE P40  
 MAXIMUM OUTPUT CURRENT: 15ADC  
 MAXIMUM OUTPUT VOLTAGE: 60VDC  
 MAXIMUM STRING VOLTAGE: 500VDC

INVERTER:  
 1 SOLAREDGE SE1000A-US  
 1000 WATT MAXIMUM OUTPUT  
 TRANSFORMERLESS

LOCATION OF INVERTER, PV METER  
 AND PV GENERATOR DISCONNECT  
 SWITCH (IF APPLICABLE) SUBJECT TO  
 CHANGE DURING INSTALLATION

DESIGNED PER:  
 NYS 2010 RESIDENTIAL CODE



GUARANTY BY:  
 TRACK & LEARNER  
 RENEWABLE SYSTEMS DESIGNER  
 CIR ELECTRICAL CONSTRUCTION

1	SITE PLAN DETAIL	10/2/18
Rev	Revised/Drawn	Date

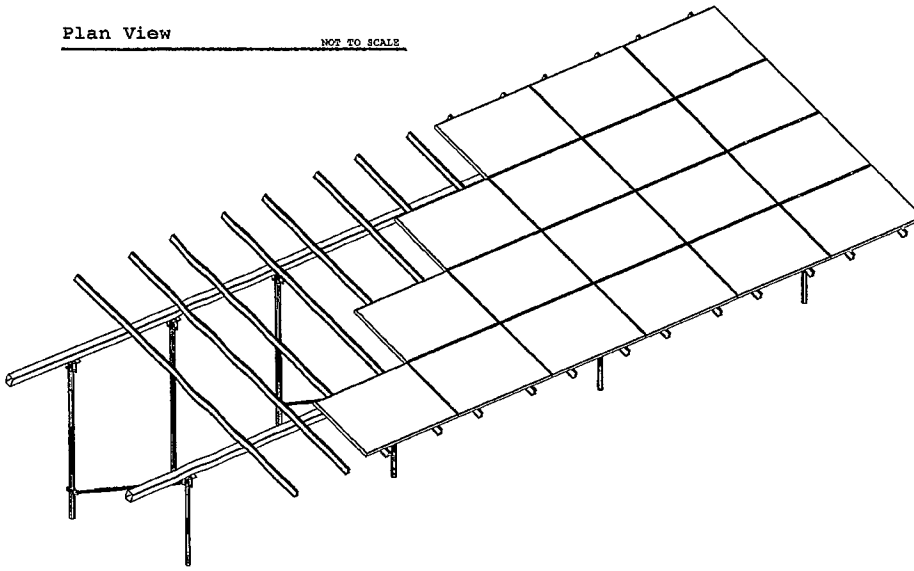
400 North 4th Street  
 CIR ELECTRICAL CONSTRUCTION  
 CORP.  
 400 BROADWAY AVENUE  
 SUITE 1010 NY 14218  
 (716) 382-8000 - PHONE  
 (716) 382-8018 - FAX  
 www.cir-elect.com

Project Name and Site  
 JONES RESIDENCE  
 7356 BEAUCHAMPEL ROAD  
 BERGEN NY 14418  
 CUSTOMER:  
 CYNTHIA JONES



Plan View

NOT TO SCALE



**Site Design Conditions**

Basic Wind Speed: 90 MPH  
 Max. Leg Axial Bearing: 3,875 lbs.  
 Ground Snow Load: 60 PSF  
 Max. Leg Uplift: 2,350 lbs.  
 Exposure Category: C  
 Max. Lateral Resistance: 1,835 lbs.  
 Site Contour: 45 Degree Slope  
 Top Rail Max. Loading: 131.8 plf  
 Helical Pile Depth: 60" Min  
 Lateral Resistance Pile Size: Not Req'd

All design work has been performed in accordance with the 2010 Code Set of New York State including but not limited to the above directed increases of snow loads for sites of elevations above 1,000 feet per Section 1603.

Net design pressures were calculated in accordance with ASCE 7-05 section 6.5.13, "Design Wind Loads on Open Buildings with Monoslope, Pitched, or Troughed Roofs". All load cases were evaluated in determining the limiting design conditions. The data table above provides the results for the limiting load case. Maximum leg reaction forces represent the highest load condition seen by any leg in the structure. All legs in the structure are designed to meet the maximum load conditions.

**4Lx8C Sub-Array Design Conditions**

Front Leg Height: 38 1/2"  
 Rear Leg Height: 79 1/2"  
 North-South Leg Spacing: 79"  
 West Span Leg Spacing: 13'-8"  
 East Span Leg Spacing: 13'-8"  
 Quantity Center Spans: 1  
 Center Span Leg Spacing: 13'-9"  
 East & West Overhang: 4'-9"  
 Overall Beam Length: 50'-0"  
 Front Edge Ground Clearance: 32"  
 Horizontal Rail Material: 5"x3"x1/4" HSS  
 Top Rail Material: 5" Rail  
 Qty Rail per Panel: 2  
 Top Rail Length: 162"  
 Top Rail Center Spacing: 85"  
 Top Rail Overhangs: 38"  
 Array Tilt Angle: 28 Degrees  
 Overall Array East-West Dim: 51'-7"  
 Number of Modules/Sub-Array: 32  
 Number of Sub-Arrays: 1  
 Module Columns/Sub-Array: 8  
 Number of Module Rows: 4  
 Module Orientation: Landscape  
 Module Column Spacing: 36"  
 Module Row Spacing: 1"  
 Module Model: ET-P672310/W  
 Module Size: 39.06" x 77.01"  
 Individual Module Rating: 310 watt  
 Sub Array Power Rating: 0.92 kw  
 Total Power Rating: 0.92 kw

1 Additional North Column is to be installed per field direction. The Column is to support equipment mounting needs. It is not required for North beam support.



Sheet 1 of 3

Date	Revision	Drawn By:	Review By:
08/08/2016	Original		MZ

**CIR Electric**

Project:  
 Jones Residence  
 7250 Beaver Meadow Road  
 Bergen, NY 14416

**Solar Foundations USA**

6103 Winterhaven Drive Newark, DE 19702 Ph: (855) 738-7200 Fax: (866) 644-5665



# T-02-BYRON-9-16



04/27/2016

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