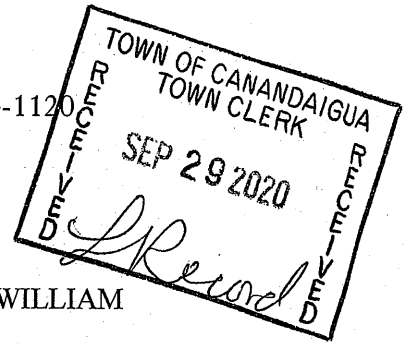


Town of Canandaigua

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

Established 1789



ZONING LAW DETERMINATION

PROPERTY OWNER: 1) WILLIAM METROSE, LTD; 2) METROSE, E WILLIAM
PROPERTY ADDRESS: 1) 5100 Bristol Rd; 2) 5150 Bristol Rd
TAX MAP NUMBER: 1) 83.00-1-7.150; 2) 83.00-1-8.000
ZONING DISTRICT: 1) R-1-20; 2) R-1-20 / AR-2

DETERMINATION REFERENCE:

- Application for Preliminary Subdivision Approval, dated 09/09/2020. Received by Town on 09/09/2020.
- Preliminary Subdivision Plans titled "WILLIAM METROSE, LTD 10 -LOT RESIDENTIAL CONSERVATION SUBDIVISION" by Marks Engineering, dated 09/09/2020, revised on 09/21/2020, received by town on 09/21/2020.

PROJECT DESCRIPTION:

- Applicant proposes to subdivide 2 parcels totaling 7.43 Acres into 10 parcels for single-family dwellings and 1 parcel for open space.

DETERMINATION:

- As proposed subdivision creates more than four lots, it shall be subject to two-stage review and the conservation subdivision process.
- 150,518 sq. ft. are within the R-1-20 zoning district and 172,964 sq. ft. are within the AR-2 zoning district with 0 sq. ft. of constrained lands allows a base density of 10 units.
- Within the R-1-20 District, where a site has both public water and sewer service, lot area shall not be smaller than 10,000 square feet. Applicant has requested a waiver from this requirement.
- The Planning Board may waive, when reasonable, any requirements or improvements for the approval, approval with modifications or disapproval of subdivisions submitted for its approval.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it is a major subdivision within 500 ft. of a municipal boundary.

REFERRAL TO PLANNING BOARD FOR:

- PB approval required for Preliminary Subdivision as part of a conservation subdivision.
- PB waiver requested for lot area as part of a conservation subdivision.

CODE SECTIONS: Chapter §1-17; §174-7; §174-16; §220-15; §220-19; §220a Sch.1 Zoning Schedule

DATE: September 29, 2020

BY:


Eric Cooper – Planner

CPN- 20-066

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