

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER/S: WILLIAM METROSE, LTD; METROSE, E WILLIAM

PROPERTY ADDRESSES: 5100 Bristol Rd; 5150 Bristol Rd

TAX MAP NUMBER: 83.00-1-7.150; 83.00-1-8.000

ZONING DISTRICT: R-1-20; R-1-20/AR-2

DETERMINATION REFERENCE:

- Single-State Review Subdivision Approval application, dated 03/30/2022, received 03/31/2022.
- Final Site Plans Prepared for William Metrose, LTD, prepared by Marks Engineering, dated 03/31/2022, received on 04/01/2022.
- Lot #10 Conservation Easement language, dated 03/31/2022.
- SWPPP Report, prepared by Marks Engineering, dated 03/31/2022, received 03/31/2022.
- Prior Planning Board Decision Notifications and resolutions (pdf).
- Letter to TOC from MRB Group, dated 10/7/2021.

PROJECT DESCRIPTION:

- The applicant proposes a conservation subdivision plan for an eleven (11) lot subdivision subdividing an existing 7.43-acre parent parcel to create ten (10) residential parcels for single-family dwellings and one parcel for open space.

DETERMINATION:

- CPN 20-066 was the previous submission mirroring the current application; 10/27/2020- Preliminary Conservation Subdivision approval with conditions, 03/23/2021- Amended Preliminary Subdivision Plat approval with conditions and 03/23/2021- Final Subdivision Plat approved with conditions.
- Post approval, the applicant has 180 days to submit the plans for signature. The applicant was granted the first 90-day extension request on 09/14/2021. They requested a second 90-day extension which was granted on 12/14/2021. The final extension expired on 03/18/2022.
- As the Amended Preliminary Subdivision Plat approval as well as the Final Subdivision Plat approval have now expired, the applicant has re-applied.
- 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. The applicant originally requested a waiver from this requirement.
- The Planning Board may waive, with reasonable, any requirements or improvements for the approval, approval with modifications or disapproval of subdivisions submitted for its approval.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval is required for Preliminary and Final Subdivision as part of a conservation subdivision.

- Planning Board 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: 4/26/22

BY: 
Shawna Bonshak Town Planner/Zoning Officer

CPN- 22-026

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

CANANDAIGUA TOWN CLERK

APR 26 2022

RECEIVED
