

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Chrisantha, Inc.,

PROPERTY ADDRESS/S: 3215, 3217, 3219, 3221, 3223, 325, 3227 Cedarbush Drive

TAX MAP NUMBER/S: 83.83-1-38.000, 83.83-1-39.000, 83.83-1-40.000, 83.83-1-41.000,
83.83-1-42.000, 83.83-1-43.000, 83.83-1-44.000

ZONING DISTRICT: M-R Multiple Residential- 281

DETERMINATION REFERENCE:

- Final Subdivision Approval Application, dated 2/25/22, received 03/01/2022.
- One Stage Site Plan Approval, dated 03/16/2022, received 03/18/2022.
- Proposed Modified Subdivision Plans, prepared by BME Associates, dated February 2022, received 03/18/2022.
- Approved Phase 2 Resubdivision Plat, prepared by BME Associates, dated June 2011, approved 04/16/2012.

PROJECT DESCRIPTION:

- Phase 3, the final phase of the Quailbush Townhome development consists of seven (7) existing lots which were filed with Ontario County in 1985.
- Applicant is requesting a modification to a previously approved subdivision to re-subdivide the Phase 3 lots from seven (7) to four (4) townhome lots.

DETERMINATION:

- A similar resubdivision from seven (7) to four (4) townhome lots was approved in 2012 with Phase 2.
- Cedarbush Drive, an approved and existing road, will be extended to complete the loop.
- Jim Fletcher, Town High Superintendent, is working with the Department of Health and Quailbush on some outstanding issues related to the watermain. As part of the Planning Board's review, a condition is suggested, that the applicant continue to work with the Town to remedy any outstanding issues associated with the Town taking over the watermain.

REFERRAL TO PLANNING BOARD FOR:

- Subdivision and Site Plan applications must be reviewed by the Town of Canandaigua Planning Board.

CODE SECTIONS: Chapter §1-17; §174; §220; §Article VII Site Plan Regulations

DATE: 3/22/22

BY: 
Shawna Bonshak - Zoning Officer/Town Planner

CPN- 2022-17

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

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