

Town of Canandaigua

Padelford Brook Greenway Plan

DRAFT PLAN
Town of Canandaigua
Planning Board
May 2015

*Prepared by:
Town of Canandaigua
Development Office*



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INTRODUCTION

The Town of Canandaigua Planning Board has identified a desire, and in their opinion a need, to consider long term planning for the north end of the Town of Canandaigua due to increased commercial and residential development pressure.

The area of the Town of Canandaigua identified as the north end is the area from North Street / County Road 30 / County Road 28 north to the Canandaigua Farmington Town Line Road, bordered on the west by the Town of East Bloomfield and on the east by the Town of Hopewell.

The area encompasses nearly 10,800 acres of which approximately 8,500 acres are agricultural in nature with zoning (AR-2) permitting agriculture and residential uses due to many of the soils classified as soils of statewide importance or prime soils.

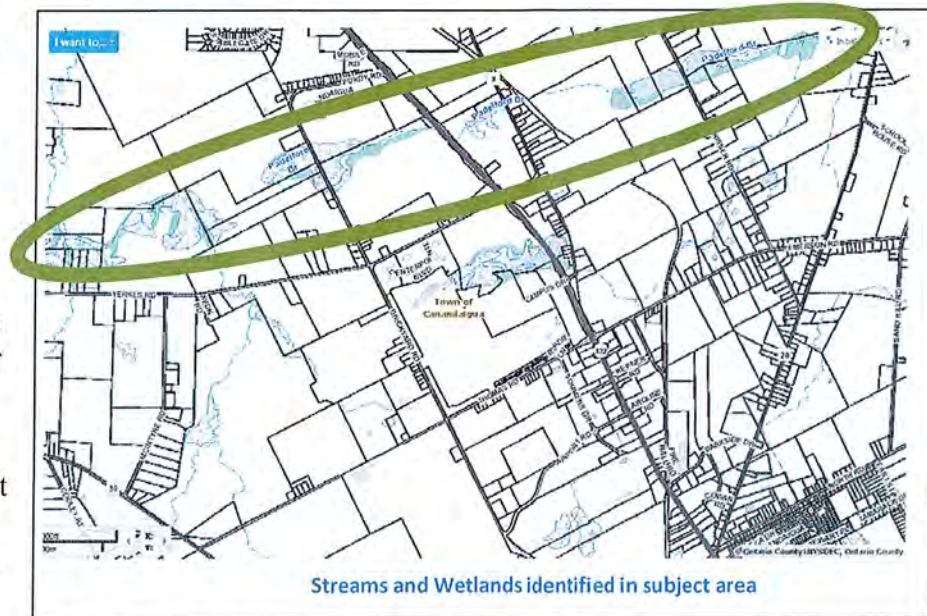
Additionally, there are many streams, wetlands, floodplains, and tributaries in this region of the Town of Canandaigua.

Just to the south of this proposed area is one of the larger streams known as Sucker Brook, a very important tributary which drains back into Canandaigua Lake. The Town of

Canandaigua is fortunate to be able to partner with the Canandaigua Lake Watershed Council to continuously monitor Sucker Brook and the associated tributaries. The area identified as the Padelford Brook is north of the existing Canandaigua Lake Watershed.

The general area is host to many of the Town of Canandaigua's larger farming operations, a number of which are specifically cash crop farms ranging in size from several hundred acres to thousands of acres.

As commercial and residential development continues to build in this area (from increased development in the Town of Farmington to the north, and increased commercial and residential



development in the Town and City of Canandaigua to the south) the Town of Canandaigua Planning Board would like to recommend that a greenway area be considered and identify opportunities for possible conservation or protection.

The proposal for a greenway would follow Padelford Brook as a natural resource that largely crosses the entire area from west to east in the northern portion of the Town of Canandaigua.

GREENWAYS

A “Greenway” is a planning term used to identify a linear area set aside to generally preserve or lead to protection of open space. Traditionally greenways are located in floodplain areas, along wooded stream corridors and lend themselves to agricultural uses.

The University of Arkansas references the National Park Service, (circa 1990) in their definition of a greenway as a “long corridor of protected open space, usually following natural geographic features, planned for environmental or scenic protection...).

Greenways are often referenced as enhancing everyday life for community residents by:

- Helping to control stormwater runoff, erosion, and minimize flooding;
- Providing a rural scenic corridor to assist in the breakup of urban sprawl;
- Assisting in the preservation and enhancement of water quality by buffering streams, filtering pollutants, and recharging groundwater;
- Supporting agricultural promotion through buffering with urban areas;
- Providing a natural habitat for wildlife, which is important as increasing development reduces natural wildlife corridors.

In 1987 the United States Presidents’ Commission on Americans Outdoors described greenways as live networks that work like a giant circulation system which provide open spaces close to where people live and work; and link rural and urban spaces together.

The screenshot shows the University of Arkansas at Little Rock website. At the top, there is a navigation menu with links for Prospective Students, Current Students, Faculty & Staff, Alumni & Friends, and Parents & Visitors. A search bar is located in the top right corner. Below the navigation is the Coleman Creek Project logo, which features the text 'coleman creek PROJECT' with a stylized blue and green graphic of a stream and trees. The main content area is titled 'RESOURCES & LINKS' and includes a list of links such as 'Coleman Greenway Project Introduction', 'A Word from the Chancellor', 'What is a Greenway?', 'History of Coleman Creek', 'Possibilities for Coleman Creek Greenway', 'Coleman Creek Committee', 'Coleman Creek East Plaza Restoration', 'Chancellor's Fast Forward', and 'Donate here for Coleman Creek Park'. To the right of this list is a section titled 'What is a Greenway' which provides a definition: 'A greenway is a long corridor of protected open space, usually following natural geographic features, planned for environmental or scenic protection and to provide opportunities for recreation and non-motorized transportation. Most greenways include a trail or bike path. Sometimes called linear parks, greenways provide tree cover, wildlife habitat, and riparian buffers to protect streams. The environmental benefits include reduced storm water runoff, flood reduction, water quality protection, and preservation of biological diversity. The trails within the greenways provide access between neighborhoods and destination points, opportunity to travel without an automobile, outdoor education classrooms, and paths for walking, jogging, and bicycling.' Below this definition is a citation: 'Adapted from Economic Impacts of Protecting Rivers, Trails and Greenway Corridors, National Park Service, 1990, at http://www.greenways.org/benefits.html?29,10'. At the bottom of the page, there is a blue link that says 'What is a Greenway?'.

Canandaigua Outlet

From Wikipedia, the free encyclopedia

Coordinates: 43°03′41.83″N 76°59′46.79″W﻿ / ﻿43.0616472°N 76.9963306°W﻿ / 43.0616472; -76.9963306

The **Canandaigua Outlet** is a main tributary which feeds the **Erie Canal** and **Clyde River** in **Wayne County, New York, United States**.^[1] It begins at Canandaigua Lake in nearby Ontario County and travels approximately 35 miles (56 kilometers) from south to north before emptying into the Erie Canal in the village of Lyons.^[2] A number of tributaries feed the Canandaigua Outlet along its route. It is the primary outflow for Canandaigua Lake.^{[1][3]}

The Canandaigua Outlet is part of the Clyde River watershed which feeds the **Seneca River**. From there, the Seneca River enters the **Oswego River** and into Lake Ontario.^[4] It is a primary spot for fishing as well as whitewater canoeing, kayaking and rafting.^{[5][6]}

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Course [edit]

The Canandaigua Outlet begins as a natural outflow on the north end of Canandaigua Lake in the city of Canandaigua. From there, the outlet travels northeast past the Muar Lakes through the town of Canandaigua and into the neighboring town of Hopewell.^[1] A man-made feeder canal also enters the outlet from Canandaigua Lake to help with drainage. Both outlets from the lake are controlled by gates which are managed by the City of Canandaigua.^[3] Passing through the community of Chapin, the Canandaigua Outlet continues north through the villages of Shortsville and Manchester. Following the New York State Thruway, the outlet heads east through the town of Manchester passing just north of the village of Clifton Springs and into the community of Gypsum. Continuing on through the town and village of Phelps, the Canandaigua Outlet turns back north towards Wayne County. It passes through the community of Alloway in the town of Lyons before entering the Erie Canal at Lock #27 along Leach Road in the village of Lyons, just north of NY Route 31.^[1]

Tributaries [edit]

There are six primary tributaries feeding the Canandaigua Outlet which are part of its watershed although other minor waterways directly enter it as well. From the right include Freshour Creek in Hopewell, Sulphur Creek in Clifton Springs as well as Rocky Run in the towns of Hopewell and Manchester. There is also Flint Creek which begins in Steuben County, traveling through Yates County and through the towns of Gorham, Seneca and Phelps in Ontario County. On the left side is Paddelford Brook in the towns of Canandaigua and Manchester along with Black Creek in the towns of Farmington and Manchester.^[1]

History [edit]

Use of the Canandaigua Outlet dates back to pre-colonial times. Before the Erie Canal was constructed in 1817, the Canandaigua Outlet merged with Ganargua Creek in Lyons to form the Clyde River.^[7]

Places of interest [edit]

Two parks are located along the Canandaigua Outlet in Ontario County. These are Kershaw Park in Canandaigua and Jones-Blunt Park in Shortsville.^{[8][9]} The annual Wild Water Derby takes place every April in Shortsville and Manchester for class II & III whitewater canoeing, kayaking and rafting.^{[5][10]} Cheerful Valley Campground is also located near the Canandaigua Outlet on NY Route 14 in the town of Phelps between Lyons and Geneva.^[11]

Notes [edit]

- ↑ *a b c d e* Google Maps^[c], 2013-09-04 (see below: References).
- ↑ *NYSDEC*^[c] – Canandaigua Outlet Biological Assessment, 2013-09-04 (see below: References).
- ↑ *a b* Canandaigua Lake Watershed Council^[c], 2013-09-04 (see below: References).
- ↑ *List of Rivers of New York* (Wikipedia), 2013-09-04.
- ↑ *a b* Wild Water Derby^[c], 2013-09-04 (see below: References).
- ↑ *American Whitewater*^[c], 2013-09-04 (see below: References).
- ↑ *Wayne County Office of the County Historian*^[c], 2013-09-04 (see below: References).
- ↑ *City of Canandaigua*^[c], 2013-09-04 (see below: References).
- ↑ *Village of Shortsville*^[c], 2013-09-05 (see below: References).
- ↑ *Riverfacts.com*^[c], 2013-09-04 (see below: References).
- ↑ *Finger Lakes Tourism*^[c], 2013-09-04 (see below: References).

See also [edit]

- List of rivers of New York

Canandaigua Outlet River



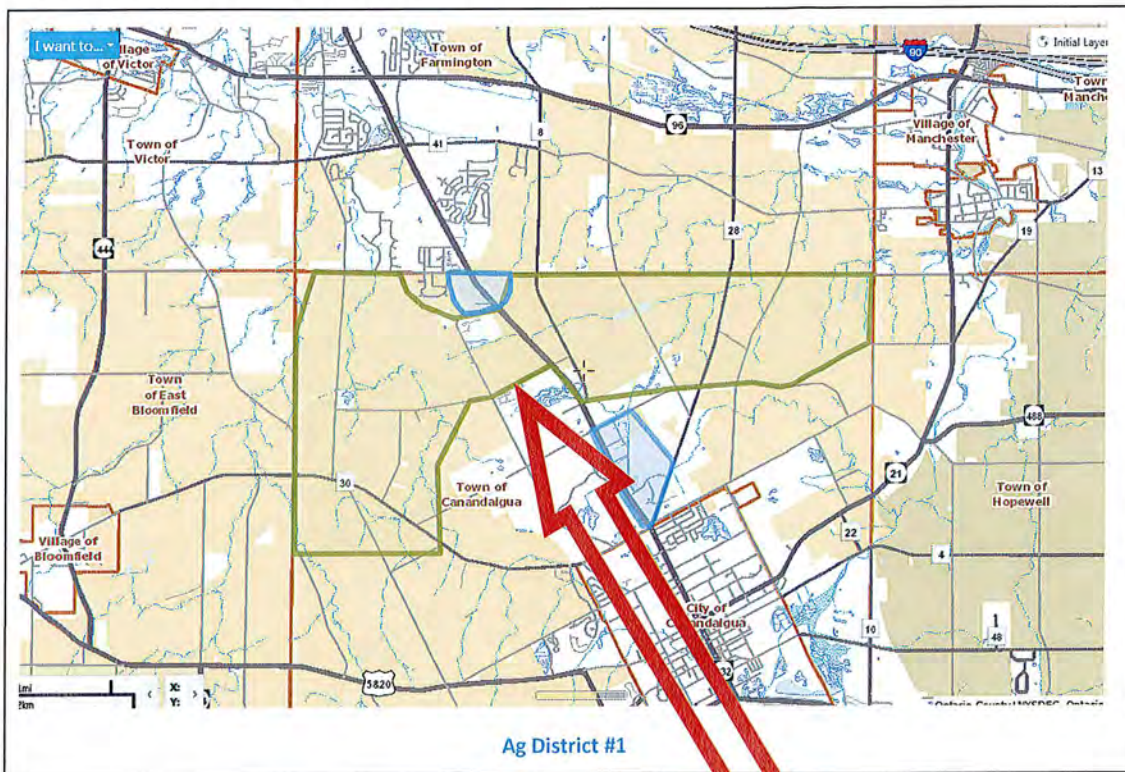
The Canandaigua Outlet, looking upstream, from Jones-Blunt Park in Shortsville, New York.

Country	United States
State	New York
Region	Finger Lakes
Tributaries	
 - left	Paddelford Brook, Black Creek
 - right	Freshour Creek, Flint Creek
Source	Canandaigua Lake
 - location	Canandaigua, Ontario County, New York, USA
 - elevation	688 ft (210 m)
 - coordinates	42°52′27.92″N 77°15′43.58″W﻿ / ﻿42.8744500°N 77.2621056°W﻿ / 42.87445; -77.2621056
Mouth	Erie Canal (Clyde River)
 - location	Lyons, Wayne County, New York, USA
 - elevation	384 ft (117 m)
 - coordinates	43°03′41.83″N 76°59′46.79″W﻿ / ﻿43.0616472°N 76.9963306°W﻿ / 43.0616472; -76.9963306
Length	35 mi (56 km)
Basin	188 sq mi (487 km ²)

PADEFORD BROOK GREENWAY

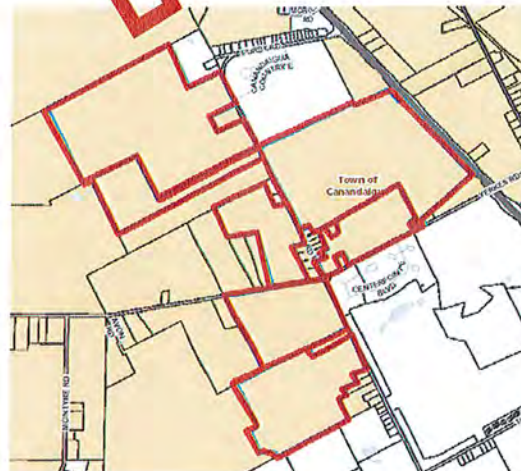
The large land tracts adjoining Padelford Brook are some of the largest farming operations in the Town of Canandaigua and also serve as a buffer area between the Town of Farmington, and the more developed areas of the Town and the City of Canandaigua.

Most of the lands in the proposed Padelford Brook Greenway are in Ontario County Agricultural District #1, with the exception of a mobile home park at the corner of Purdy Road and Brickyard Road; as well as, a 23 acre parcel at the corner of Yerkes Road and New Michigan Road. Many soil analysis maps show general soils classified as “statewide importance” and “prime soils” for this area of the Town of Canandaigua.



Additionally, a number of parcels owned by Catalpa Acres identified in the proposed Padelford Brook Greenway (shown on the right blow up in dark red) have already been approved in the fall of 2014 to enter into the New York State Department of Ag and Markets Purchase of Development Rights (PDR) program.

This program is specifically designed to purchase the development rights on a parcel and place a perpetual conservation easement on the parcels to specifically make sure that they stay active farms.

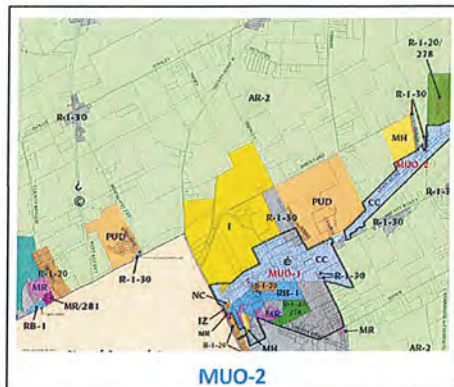
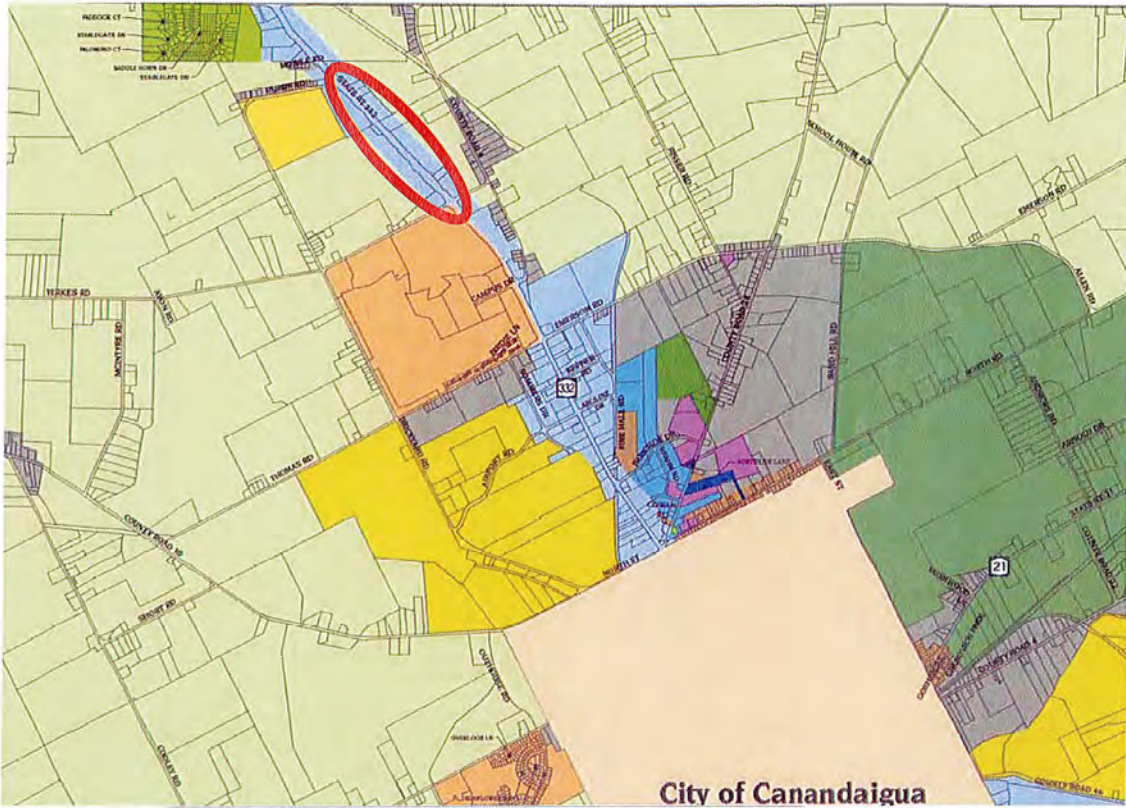


Identification of a proposed greenway will help to identify opportunities for discovery of prime soiled farm lands which could be considered for agricultural protection programs.

EXISTING ZONING

Existing Zoning in the area identified for consideration of the Padelford Brook Greenway is mostly AR-2, agricultural residential with a 2 acre minimum lot size. While the area is mainly AR-2, the NYS Route 332 corridor is zoned Community Commercial identified as a thin blue strip shown on both sides of NYS Rt 332.

As part of the proposed Padelford Brook Greenway proposal, the Town of Canandaigua Planning Board would like to propose the consideration of altering the existing Mixed Use Overlay zone for the MUO – 2 area; as well as, re-zoning the area identified in a red circle from Community Commercial back to AR-2.



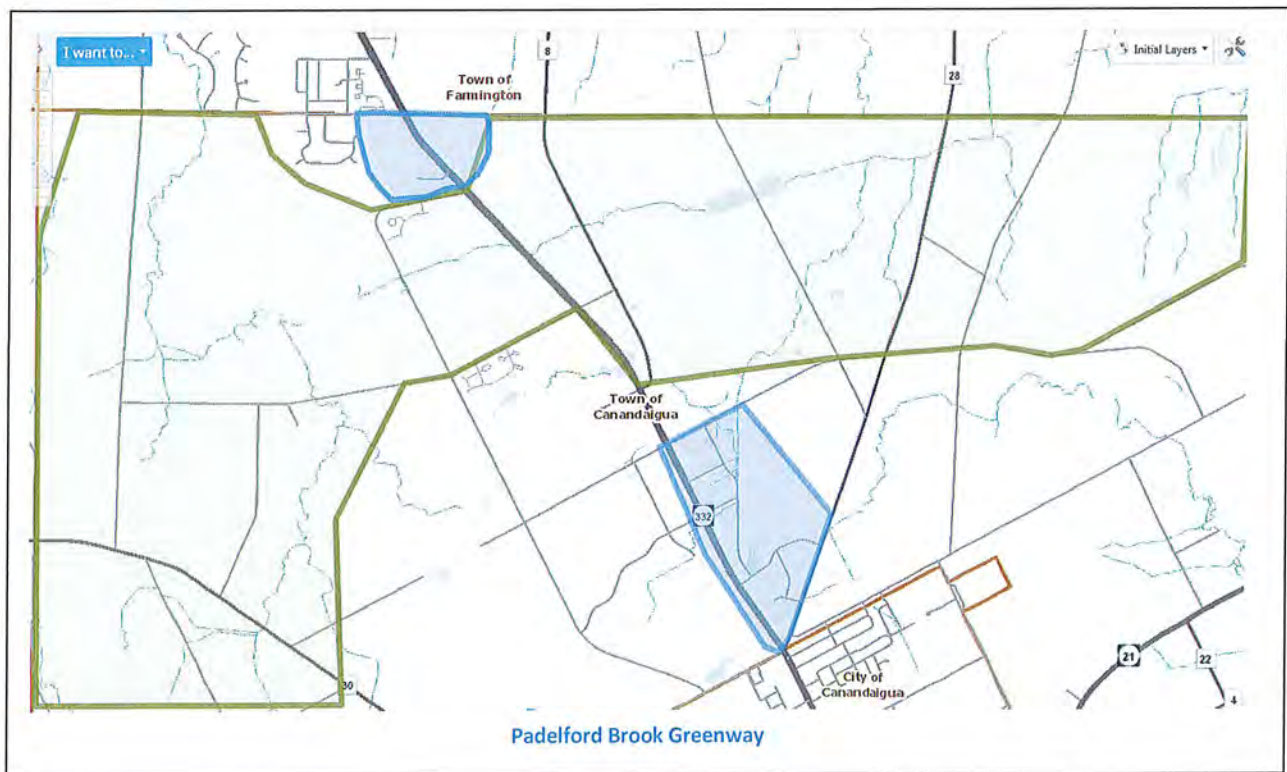
While development continues to pressure the area from the north in the Town of Farmington and also to the south, the Town of Canandaigua Planning Board would like to recommend a phased approach to the area in order to plan for a community greenway and work toward the identification of an area to encourage agricultural protection.

PADEFORD BROOK GREENWAY IMPLEMENTATION – PHASE 1

Implementation of the Padelford Brook Greenway is being recommended by the Town of Canandaigua Planning Board to the Town of Canandaigua Town Board through a phased process. The Planning Board strongly recommends implementation of the plan in three steps to be considered including identification, change to the mixed use overlay 2, and changes to the community commercial zoning.

The Planning Board recommends for Phase 1 the identification of the Padelford Brook Greenway: an area bordered on the west by the Town of East Bloomfield, on the north by the Town of Farmington, and the Town of Hopewell on the east. Additionally, the Planning Board would like to request the Town Board add the Padelford Brook Greenway to the Natural Resources Inventory.

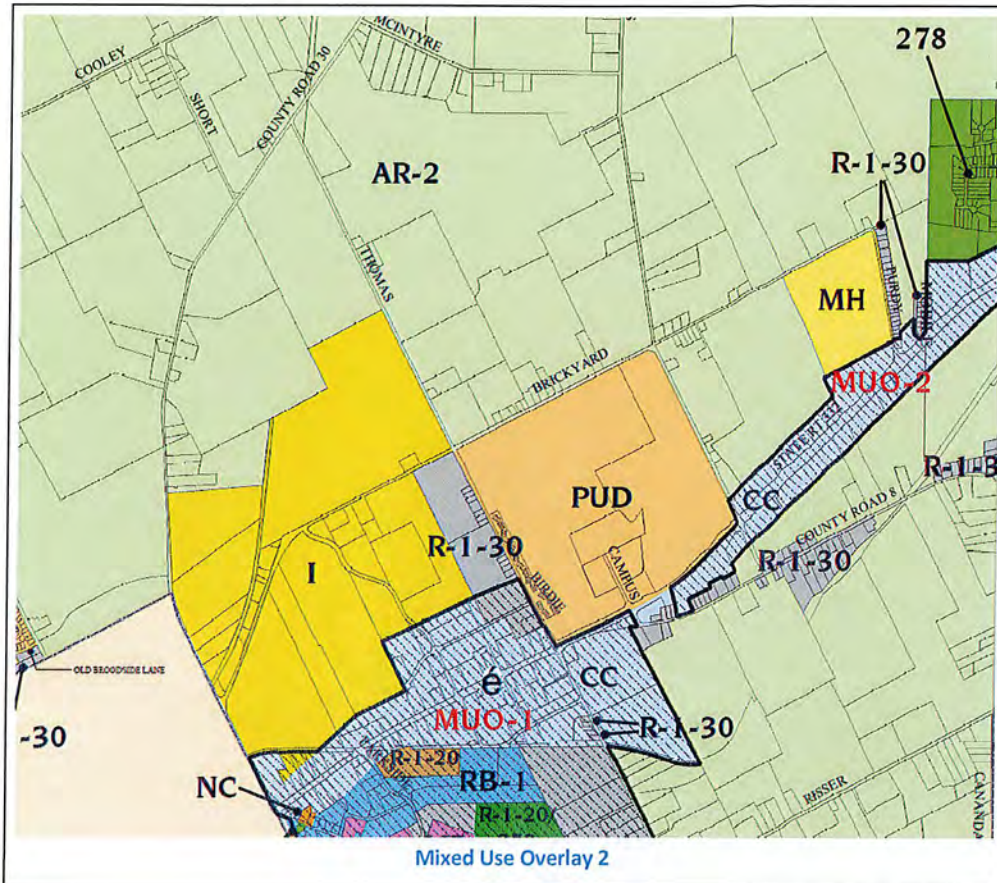
The area specifically extends across NYS Route 332 from Purdy Road south to Yerkes Road, and includes the area south of Yerkes Road on the east side to County Road 8.



The southern border of the Padelford Brook Greenway would include the area south of County Road 30 on the west, Yerkes Road near the intersection with NYS Route 332, the intersection of NYS Route 332 and County Road 8, and then extend east along Emerson Road near the intersection of County Road 28 and continue to the Hopewell border.

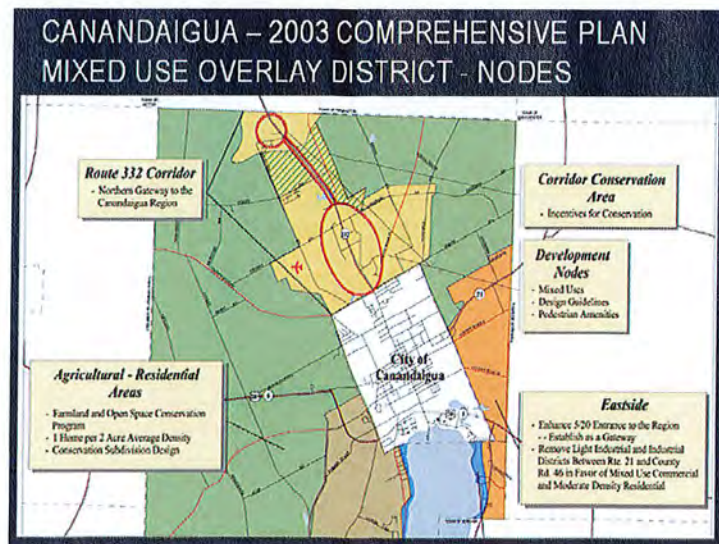
PADEFORD BROOK GREENWAY IMPLEMENTATION – PHASE 2

The Planning Board recommends for Phase 2 the removal of the Mixed Use Overlay 2 area along NYS Route 332 between Purdy Road and County Road 8, also known as Padelford Road.



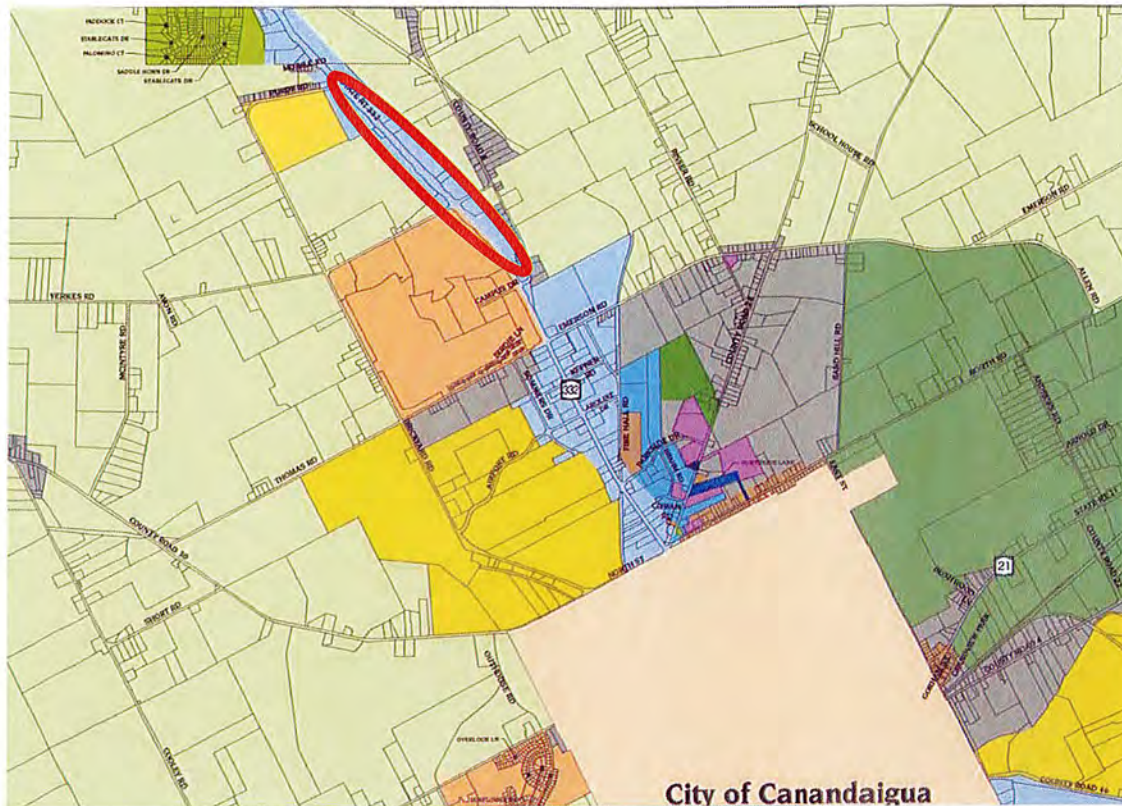
The Town of Canandaigua Planning Board finds that this current designation is not in keeping with the 2003 Comprehensive Plan and further finds that this MUO-2 designation could place development pressure on existing agricultural operations.

Instead the Planning Board would like to recommend the 2003 Comprehensive Plan approach of a northern growth node (MUO-2), and the larger growth node (MUO-1); with the greenway or the corridor conservation area between.



PADEFORD BROOK GREENWAY IMPLEMENTATION – PHASE 3

The Planning Board recommends for Phase 3 of Padelford Brook Greenway the rezoning of the Community Commercial parcels on the NYS Route 332 corridor between Purdy Road and County Road 8 to Agricultural Residential (AR-2).



The area currently has two existing commercial operations on the east side of NYS Route 332. One of the larger parcels on the west side of NYS Route 332 was recently protected by the purchase of development rights by the New York State Department of Agriculture and Markets.

The Planning Board recommends the rezoning of this area to promote the agricultural buffer in this area that is already starting to take shape through the PDR program and create a natural transition area from the more intense development into the gateway area of the Town of Canandaigua.

While the Planning Board understands that the change in Community Commercial zoning to Agricultural Residential is a big step, the Planning Board strongly feels this measure be taken to preserve everything identified in this plan.

CONCLUSION

In conclusion it is the strong recommendation of the Town of Canandaigua Planning Board that the Town Board consider acceptance and approval of the Padelford Brook Greenway including all three phases of implementation.

The action on the part of the Town Board of the Town of Canandaigua should include the implementation of all three phases as a means to support the agricultural viability of the area, create a natural buffer in growing development, support a natural wildlife corridor, and sustain the environmentally sensitive wetlands and ecosystem of Padelford Brook.

The Planning Board would also like to request the Town Board to include the Padelford Brook Greenway to the Natural Resources Inventory of the Town of Canandaigua.

ADDENDUM

On Tuesday, May 12, 2015; the Town of Canandaigua Planning Board held a public informational session on the proposed Padelford Brook Greenway plan to share with interested stakeholders the concept.

Those in attendance spoke in favor of the concept, and suggested to further protect the area that zoning code should be considered to include much larger minimum size lots to support the concept of larger tracts of land to be used for agricultural activity as outlined in the proposal. One suggestion including the concept of perhaps AR-50, Agricultural Residential with a minimum lot size as 50 acres for this region.

Additionally, comments included consideration of the protection of more wetlands just to the south of the Greenway; and consider a similar plan for Sucker Brook as an identified land area. Comments also included expanding this concept to other regions of the Town of Canandaigua.