

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

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townofcanandaigua.org

DATE: August 11, 2022, Updated August 22, 2022

TO: Chairman Chuck Oyler & members of the Planning Board

FROM: Chairman Bob DiCarlo & members of the Agricultural Advisory Committee

RE: Referrals from the Project Review Committee

In accordance with Town of Canandaigua Town Code §17-5 the Town of Canandaigua Agricultural Advisory Committee (Ag Committee) met on August 11, 2022 to review and provide comment relative to the application(s) listed below and referred to the Ag Committee by the PRC. The applications and the Ag Committee's findings are as follows.

CPN-22-052 Hickox Road TM #96.00-1-50.1

Requesting a Single-Stage Subdivision approval to subdivide a 30.195-acre parcel to create Lot #1 at 8.001 acres, Lot #2 at 10.001 acres and Lot #3 at 12.193 acres. Planning Board application states that the land is currently farmland but future intent is for residential use.

Review based on:

- Application materials on file as of 08/3/2022
- Ontario County On-Cor maps
- Maps and Parcel Ranking data in the 2016 Agricultural Enhancement Plan
- Maps and Parcel Ranking data in the 2018 Open Space, Conservation, and Scenic Views Master Plan
- Town policies and maps incorporated in Comprehensive Plan and Land Use Planning documents adopted by Town Board.

Project Findings:

- Property **IS** located in Ontario County Ag District 1.
- Property **IS** currently farmed.
- Ag Plan Ratings. Parcel **DID** receive a rating from Ag Enhancement Plan. The rating was low overall but it rated very highly for soils –84% of the farmland is prime soils and most of the remaining acreage is farmland of statewide importance, meaning it is locally unique soils.
- Open Space Plan Ratings. Parcel **DID** receive a rating from the Open Space Master Plan. The parcel rated low overall.
- Property **IS NOT** in the Padelford Brook Greenway
- Property **IS** in the Strategic Farmland Protection Area

- Property **IS NOT** in the Strategic Forest Protection Area
- Property **IS** in the Canandaigua Lake watershed
- Soils/land cover for parcel is as follows:
 - NOTE: 27 of the 32 acres (84% of this property) is prime soils = valuable farmland.

Property Analysis			
Type	Description	% Coverage	Acres
Agricultural District	ONT01	1000.0%	30.2
Ecological Community	Cropland	99.028%	29.9
Ecological Community	Mowed Lawn	0.802%	0.2
Ecological Community	Silver Maple-Ash Swamp	0.170%	0.1
NRCS Soils	Honeoye loam, 3 to 8 percent slopes	43.3%	13.1
NRCS Soils	Honeoye loam, 8 to 15 percent slopes	7.3%	2.2
NRCS Soils	Kendaia loam, 0 to 3 percent slopes	2.3%	0.7
NRCS Soils	Lima loam, 3 to 8 percent slopes	47.1%	14.2
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	30.2
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	30.2
Utilities - Telephone	Finger Lakes Technology Group	100.0%	30.2
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	30.2
Watershed	Canandaigua Lake	100.0%	30.2
Wetlands - NWI	Freshwater Forested/Shrub Wetland	0.4%	0.1

Comments:

- The Committee feels

MOTION: *"The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES cause a loss of valuable agricultural lands for the Town of Canandaigua."*

CPN-22-053 5993 County Road 32 TM #96.00-1-39.111

Requesting a possible amendment to a previously-issued Special Use Permit (CPN-18-014, August 14, 2018) and Single-Stage Subdivision approval to subdivide an 81.267-acre parcel to create Lot #1 at 74.180 acres and Lot #2 at 7.087 acres. Planning Board application states that both the current use and intended use of the lots are residential however there is not a house on the proposed lot #1 so it appears that there may be future plans to construct a residence on the larger lot.

Review based on:

- Application materials on file as of 08/03/2022
- Ontario County On-Cor maps
- Maps and Parcel Ranking data in the 2016 Agricultural Enhancement Plan
- Maps and Parcel Ranking data in the 2018 Open Space, Conservation, and Scenic Views Master Plan

- Town policies and maps incorporated in Comprehensive Plan and Land Use Planning documents adopted by Town Board.

Project Findings:

- Property **IS** located in Ontario County Ag District 1.
- Property **IS** currently farmed. There are horses and livestock on the property.
- Ag Plan Ratings. Parcel **DID NOT** receive a rating from Ag Enhancement Plan. Likely because it's not a crop farm, however there are horses, goats, etc. on the property.
- Open Space Plan Ratings. Parcel **DID** receive a rating from the Open Space Master Plan. The parcel rated low-medium, likely because of the size and the fact that there are steep slopes, and forest land on the property.
- Property **IS NOT** in the Padelford Brook Greenway
- Property **IS NOT** in the Strategic Farmland Protection Area
- Property **IS** in the Strategic Forest Protection Area
- Property **IS NOT** in the Canandaigua Lake watershed
- Soils/land cover for parcel is as follows:

Property Analysis			
Type	Description	% Coverage	Acres
Agricultural District	ONT01	999.6%	81.3
Ecological Community	Farm Pond/Artificial Pond	0.725%	0.6
Ecological Community	Mowed Lawn	3.785%	3.1
Ecological Community	Successional Northern Hardwoods	27.878%	22.7
Ecological Community	Successional Old Field	67.612%	55.0
NRCS Soils	Honeoye loam, 15 to 25 percent slopes	14.3%	11.6
NRCS Soils	Honeoye loam, 3 to 8 percent slopes	0.7%	0.6
NRCS Soils	Honeoye loam, 8 to 15 percent slopes	6.4%	5.2
NRCS Soils	Kendaia loam, 0 to 3 percent slopes	16.6%	13.5
NRCS Soils	Kendaia loam, 3 to 8 percent slopes	0.3%	0.2
NRCS Soils	Lansing silt loam, 15 to 25 percent slopes	20.8%	16.9
NRCS Soils	Lansing silt loam, 8 to 15 percent slopes	2.7%	2.2
NRCS Soils	Lima loam, 3 to 8 percent slopes	34.7%	28.2
NRCS Soils	Lyons silt loam, 0 to 3 percent slopes	3.6%	2.9
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	81.3
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	81.3
Utilities - Telephone	Finger Lakes Technology Group	100.0%	81.3
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	81.3
Watershed	S. Bk-W/S Divide to Hathaway Brook	100.0%	81.3

Comments:

- The Committee feels

MOTION: *“The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES NOT cause a loss of valuable agricultural lands for the Town of Canandaigua.”*

END OF REFERRALS