

CPN-20-088**Stephen Hayes Fletcher, owner of property at 6270–6272 County Road 32**

TM #111.00-1-46.110

Requesting a Single-Stage Subdivision approval to create Lot #1 at 6.493 acres and Lot #2 at 254.307 acres. Subdivision is for inheritance purposes only. No major development is intended. Subdivision is comply with the will of Eleanor Fletcher.

Summary of key points:

- Requesting a Single-Stage Subdivision approval to create Lot #1 at 6.493 acres and Lot #2 at 254.307 acres. Subdivision is for inheritance purposes only. No major development is intended. Subdivision is to comply with the will of Eleanor Fletcher.
- The properties are split between the Town of Canandaigua and the Town of Bristol.
- No development is proposed at this time.
- It has been in the same family for many generations, beginning with Rev. Zaddock Hunn, who came to the Town in the 1890s and founded numerous local churches.
- Its two farm houses, barns and farm outbuildings appear to date from the 19th century with relatively little alteration, so it is likely among the best preserved traditional farmsteads in the Town of Canandaigua.
- It is at the gateway between Canandaigua and Bristol along County Rd 32.

Environmental concerns:

- Eastern portion (Lot #2) is considered marginal farmland Consists of open fields and wooded areas. The property is enrolled in the Conservation Reserve Enhancement Program (CREP).
- Soils throughout the property (Darien and Lansing Silt Loam) are somewhat poorly drained and highly erodible.
- Steep slopes are located throughout both the eastern and western portions of the property.
- The Eastern portion also contains environmentally sensitive lands including regulated wetlands (i.e., floodplain forest, shallow emergent marsh) and a tributary of Schaeffer Creek (NYSDEC Class C).
- Portions of the property lie within the 100-year flood zone.
- The property is identified in the scenic viewsheds of the Open Space Master Plan.

- The property is in the Strategic Forest Protection Area.

Recommendation:

- ECB strongly encourages soil erosion control during any construction or possible logging activities at the lots, due to the site soils and sensitive lands.
- Overall, the property is one of the more unique in the Town. Considering its historical, agricultural, and environmental aspects, the eastern parcel would be a good candidate for a PDR. The property is identified in the Open Space Master Plan as having a parcel rating in the highest priority range for lands of conservation value.