

# *Town of Canandaigua*

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[townofcanandaigua.org](http://townofcanandaigua.org)

DATE: December 5, 2019

**TO: Chairman Tom Schwartz & members of the Planning Board**

**FROM: Chairman Mark Stryker & members of the Agricultural Advisory Committee**

**RE: Referrals from the Planning Review Committee (PRC)**

In accordance with Town of Canandaigua Town Code §17-5 the Town of Canandaigua Agricultural Advisory Committee (Ag Committee) met on December 5, 2019 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-19-081**

**LaCrosse Circle/Bedford Drive.** Parcel 1: 97.04-1-6.121, 44.1 acres vacant forested land. Parcel 2: 97.04-2-100.100, 14.1 acres vacant land. There are two parcels involved in this project. Application is a subdivision sketch plan review. Two vacant parcels will be subdivided resulting in 59 parcels. Single family residential development is the intent. An earlier version of this project/property was previously reviewed by the Ag Committee on June 6, 2019 and the comments made are included below the findings. This version includes fewer lots with a slightly different alignment.

Review was based on:

- Application materials on file as of 12/5/19
- 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.

Findings:

1. Properties are NOT located within Ontario County Ag District 1
2. Properties are NOT currently farmed.
3. Property 1 consists of the following soil types:
  - a. Honeoye loam, 15 to 25 percent slopes 5.7% 2.510 acres
  - b. Honeoye loam, 3 to 8 percent slopes 37.9% 16.690 acres
  - c. Honeoye loam, 8 to 15 percent slopes 30.2% 13.320 acres
  - d. Lima loam, 3 to 8 percent slopes 23.4% 10.330 acres
  - e. Ovid silt loam, 0 to 3 percent slopes 2.7% 1.210 acres
4. Property 2 consists of the following soil types:
  - a. Honeoye loam, 3 to 8 percent slopes 43.9% 6.200 acres
  - b. Honeoye loam, 8 to 15 percent slopes 30.0% 4.240 acres
  - c. Lima loam, 3 to 8 percent slopes 26.0% 3.680 acres

5. Parcels DID NOT receive a rating from Ag Enhancement Plan.
6. Parcels DID receive a rating from the Open Space Master Plan. Parcel 1 was rated as moderate with a score of 3267. Parcel two was rated low with a score of 285.
7. Properties are NOT in the Padelford Brook Greenway
8. Properties are NOT in the Strategic Farmland Protection Area
9. Properties are NOT in the Strategic Forest Protection Area

Comments below are from the review of previous sketch plan application. The committee did not have any new comments besides reiterating their concerns from before:

1. The Agricultural Advisory Committee recommends that prior to approval or disapproval of the project, the Planning Board require the necessary studies to ensure that drainage resulting from this development be properly managed and mitigated.
2. The Committee recommends that the loss of wildlife habitat be considered prior to the approval or disapproval of this project.

**MOTION:** *"The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project **does not** cause a loss of agricultural lands for the Town of Canandaigua. The Agricultural Advisory Committee wishes the applicant, the Zoning Board and the Planning Board to consider the impact this project would have on farming prior to the approval or disapproval of this project."*

#### **CPN-19-086**

**1983 County Road 8 TM#56.00-2-41.120.** This is a variance application to place a shed in the front yard of an existing single family home. Sheds are not currently allowed in the front yard.

Review was based on:

- Application materials on file as of 12/5/19
- 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.

Findings:

1. Parcel IS located within Ontario County Ag District 1.
2. Parcel IS NOT currently farmed. Residential.
3. Property consists of the following soil type:
  - a. Cayuga silt loam, 8 to 15 percent slopes 100.0% 2.270 acres
4. Parcel DID NOT receive a rating from Ag Enhancement Plan.
5. Parcel DID NOT receive a rating from the Open Space Master Plan.
6. Parcel IS in the Padelford Brook Greenway
7. Parcel IS in the Strategic Farmland Protection Area
8. Parcel IS NOT in the Strategic Forest Protection Area

Comments:

1. The committee has no comment.