

# *Town of Canandaigua*

5440 Routes 5 & 20 West  
Canandaigua, NY 14424  
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[townofcanandaigua.org](http://townofcanandaigua.org)

DATE: February 4, 2021

**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 (PRC)**

In accordance with Town of Canandaigua Town Code §17-5 the Town of Canandaigua Agricultural Advisory Committee (Ag Committee) met on February 4, 2021 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.

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**CPN-21-001    2397 McIntyre Road    TM# 69.00-1-65.300    6.3 acres**

Review based on:

- Application materials on file as of 02/04/2021
- 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:

- The applicant is seeking to construct a detached two-story accessory structure (garage). They are seeking an area variance because it will be taller than what is allowed (pans for 28 feet when 22 is allowed).
- Parcel **IS** located in Ontario County Ag District 1.
- Unknown whether parcel is currently farmed. Aerial photos look like maybe part of it is cut for hay or just maybe only mowed seasonally. There is farmland behind and across the road from the property.
- Parcel **DID** receive a rating from Ag Enhancement Plan. It rated low for everything except proximity to protected land because it is very close to both the Brock Acres and Catalpa Acres PDRs.
- Property **DID** receive a rating from the Open Space Master Plan but it was rated very low (63 out of 16,000).
- Property **IS** in the Padelford Brook Greenway
- Property **IS** in the Strategic Farmland Protection Area
- Property **IS NOT** in the Strategic Forest Protection Area

Property Analysis			
Type	Description	% Coverage	Acres
Agricultural District	ONT01	1000.0%	6.3
Ecological Community	Cropland	100.000%	6.3
NRCS Soils	Schoharie silt loam, 0 to 3 percent slopes	80.8%	5.1
NRCS Soils	Odessa silt loam, 0 to 3 percent slopes	8.3%	0.5
NRCS Soils	Schoharie silt loam, 3 to 8 percent slopes	10.9%	0.7
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	6.3
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	6.3
Utilities - Telephone	Finger Lakes Technology Group	100.0%	6.3
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	6.3
Watershed	S. Bk-W/S Divide to Hathaway Brook	100.0%	6.3

**Comments:**

- The committee does not think that this project will have any negative affect on the neighboring farm fields.

**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."*

**CPN-21-005      0000 Bristol Road      TM#\_83.00-1-7.150 and 83.00-1-8.000      7.1 combined acres**

Review based on:

- Application materials on file as of 02/04/2021
- 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:

- The applicant is seeking to construct 8 single family homes on a road terminating in a cul-de-sac on this currently vacant property. The ag committee has reviewed a previous version of this project that had more homes proposed. See email from Marks Engineering for an update on the changes.
- Parcel **IS NOT** located in Ontario County Ag District 1.
- Parcel **IS NOT** currently farmed. The property abuts land that is farmed (behind the subject property).
- Parcel **DID NOT** receive a rating from Ag Enhancement Plan.
- Property **DID** receive a rating from the Open Space Master Plan but both parcels scored very low (less than 1000).
- Property **IS NOT** in the Padelford Brook Greenway
- Property **IS NOT** in the Strategic Farmland Protection Area
- Property **IS NOT** in the Strategic Forest Protection Area