

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, New York 14424

ENVIRONMENTAL CONSERVATION BOARD

Established November 4, 2009

DECEMBER 3, 2020

PROJECT REFERRAL COMMENTS AND RECOMMENDATIONS

To: Town Board
Planning Board
Zoning Board of Appeals
Town Staff: Eric Cooper, Chris Jensen, Chris Nadler,
Michelle Rowlinson, Sarah Reynolds

From: Environmental Conservation Board

Re: Project Referral Comments and Recommendations, December 3, 2020

REFERRALS FROM THE PLANNING REVIEW COMMITTEE (PRC)

Referred November 16, 2020

CPN-20-078 **Wyffels Farm LLC, owner of property at 4060 Middle Cheshire Road**
TM #126.00-1-53.110
Requesting a Single-Stage Subdivision approval to subdivide 145 acres
into two lots: Lot #1 of 2.0 acres (residence to convey to daughter) and
Lot #2 of 143 acres to remain farmland.

Summary of key points:

- Application for subdivision of a 145-acre parcel to separate the house and some accessory structures on 2 acres from the remaining land of 134 acres, spread across both sides of Middle Cheshire Road.
- Most of the larger parcel is actively farmed (crops and dairy); a portion along the east edge is successional hardwood forest. The parcel to be subdivided is the farmhouse on the north side of the road.
- A conservation easement is in place on the farmland, the first in the Town's PDR program. It is administered by the Finger Lakes Land Trust.

- Parcel is in the Town's Strategic Farmland Protection Area.

Environmental concerns:

- Is this consistent with the terms and intent of the PDR? Will the separation of the accessory farm structures from the remaining farmland have any impact on farm operations?

Recommendation:

ECB supports the continued farm operations at the Wyffels Farm, and congratulates the owners on their commitment to maintain this open space through the PDR program and to keep it in the family. Consultation with the Agriculture Team and the Finger Lakes Land Trust is needed.