

## Property Analysis

Type	Description	% Coverage	Acres
Agricultural District	ONT01	20.2%	0.4
Ecological Community	Successional Northern Hardwoods	38.610%	7.4
Ecological Community	Successional Old Field//Successional Shrubland	0.184%	0.0
Ecological Community	Mowed Lawn	7.584%	1.5
Ecological Community	Successional Old Field	53.623%	10.2
NRCS Soils	Collamer silt loam, 0 to 3 percent slopes	9.4%	1.8
NRCS Soils	Lakemont silty clay loam, 0 to 3 percent slopes	0.7%	0.1
NRCS Soils	Rhinebeck silty clay loam, 0 to 3 percent slopes	35.1%	6.7
NRCS Soils	Cayuga silt loam, 3 to 8 percent slopes	2.7%	0.5
NRCS Soils	Collamer silt loam, 3 to 8 percent slopes	0.5%	0.1
NRCS Soils	Odessa silt loam, 0 to 3 percent slopes	51.6%	9.8
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	19.1
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	19.1
Utilities - Telephone	Finger Lakes Technology Group	100.0%	19.1
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	19.1
Watershed	Canandaigua Outlet	100.0%	19.1

### Comments:

- The committee sees no potential impact to neighboring farm land from to the proposed driveway or pole barn.

**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-20-078    4065 Middle Cheshire Road    TM # 126.00-1-53.110    145 acres**

### Review based on:

- Application materials on file as of 12/03/2020
- 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 proposing to subdivide the property into two parcels. One 2 acre parcel on the west of Middle Cheshire Road and the remaining 143 acres in a second parcel. Intended use for the small parcel is residential and the current and intended use of the larger parcel is farming. The eastern portion of the land is under a permanent farmland protection easement. This subdivision will have no impact on that easement.

- Parcel **IS** located in Ontario County Ag District 1.
- Parcel **IS** currently farmed by the Wyffels Farm.
- Parcel **DID** receive a rating from Ag Enhancement Plan. This farm is a protected farm under the Farmland Protection Implementation Program with the State and the Finger Lakes Land Trust.
- Property **DID** receive a rating from the Open Space Master Plan. It was rated moderate 4300 pts out of 16,000).
- 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 Analysis			
Type	Description	% Coverage	Acres
Agricultural District	ONT01	999.9%	145.1
Ecological Community	Silver Maple-Ash Swamp	3.278%	4.8
Ecological Community	Successional Northern Hardwoods	21.224%	30.8
Ecological Community	Cropland	43.786%	63.6
Ecological Community	Mowed Lawn	3.110%	4.5
Ecological Community	Pastureland	26.291%	38.2
Ecological Community	Rural Structure Exterior	2.311%	3.4
Flood Zone	A	0.6%	0.8
NRCS Soils	Fluvaquents-Udifuvents complex, 0 to 3 percent slopes, frequently flooded	2.6%	3.8
NRCS Soils	Honeoye loam, 15 to 25 percent slopes	1.4%	2.0
NRCS Soils	Honeoye loam, 3 to 8 percent slopes	9.9%	14.4
NRCS Soils	Kendaia loam, 0 to 3 percent slopes	2.6%	3.7
NRCS Soils	Kendaia loam, 3 to 8 percent slopes	1.4%	2.1
NRCS Soils	Lima loam, 0 to 3 percent slopes	27.7%	40.3
NRCS Soils	Lima loam, 3 to 8 percent slopes	32.0%	46.5
NRCS Soils	Honeoye loam, 8 to 15 percent slopes	15.1%	21.9
NRCS Soils	Lyons silt loam, 0 to 3 percent slopes	7.0%	10.2
NRCS Soils	Rock outcrop-Arnot complex, 35 to 80 percent slopes, extremely stony	0.2%	0.3
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	145.2
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	145.2
Utilities - Telephone	Finger Lakes Technology Group	100.0%	145.2
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	145.2
Watershed	Canandaigua Lake	100.0%	145.2

**Comments:**

- The Ag Committee is aware that the eastern portion of this property is protected with a conservation easement. The committee feels that separating the house from the larger acreage will not have a negative impact on the farming operation nor will it result in a loss of farm land.

**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."*