

- 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 subdivide the property into two parcels – 20.9 and 7.6 acres in size. There is an existing house on the larger parcel and the smaller one is now, and is proposed to remain, vacant.
- Parcel **IS** located in Ontario County Ag District 1.
- Parcel **IS** currently farmed according to aerial photos.
- Parcel **DID** receive a rating from Ag Enhancement Plan. It rated highly for its proximity to the Wyffels PDR and moderate for development pressure.
- Parcel **DID** receive a rating from the Open Space Master Plan but it rated very low.
- 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
- Soils for the parcel are below.

Property Analysis			
Type	Description	% Coverage	Acres
Agricultural District	ONT01	4.0%	0.1
Ecological Community	Cropland	40.507%	11.6
Ecological Community	Farm Pond/Artificial Pond	14.369%	4.1
Ecological Community	Mowed Lawn	9.962%	2.9
Ecological Community	Pastureland	28.958%	8.3
Ecological Community	Successional Old Field	6.204%	1.8
NRCS Soils	Honeoye loam, 3 to 8 percent slopes	9.9%	2.8
NRCS Soils	Kendaia loam, 0 to 3 percent slopes	9.8%	2.8
NRCS Soils	Lima loam, 3 to 8 percent slopes	14.4%	4.1
NRCS Soils	Honeoye loam, 8 to 15 percent slopes	48.4%	13.9
NRCS Soils	Lyons silt loam, 0 to 3 percent slopes	2.9%	0.8
NRCS Soils	Water	14.7%	4.2
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	28.7
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	28.7
Utilities - Telephone	Finger Lakes Technology Group	100.0%	28.7
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	28.7
Watershed	Canandaigua Lake	100.0%	28.7
Wetlands - NWI	Freshwater Emergent Wetland	7.6%	2.2
Wetlands - NWI	Freshwater Pond	10.6%	3.1

Comments:

- The committee felt that the applicant should provide their intentions for the future use of the smaller parcel, which is currently being farmed. Will it remain available to the farmer? Will it be developed in the

future? The committee felt that subdividing the smaller parcel without providing the reason for the subdivision increases the risk that it will be developed, leading to an eventual loss of farmland.

MOTION: *“The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES increase the risk of a loss of agricultural lands for the Town of Canandaigua.”*

**** END OF REFERRALS ****