

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120 * Fax: (585) 394-9476
townofcanandaigua.org

DATE: July 14, 2022

TO: Chairman Chuck Oyler & members of the Planning Board
FROM: Chairman Bob DiCarlo & members of the Agricultural Advisory Committee
RE: Referrals from the Town Planner and the Project Review Committee

In accordance with Town of Canandaigua Town Code §17-5 the Town of Canandaigua Agricultural Advisory Committee (Ag Committee) met on July 14, 2022 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.

County Road 30 TM # 69.00-1-52.120 143 acre parcel

Project includes two proposed community solar arrays to be placed on a portion of the subject property.

TM # 69.00-1-52.120

Applicant is requesting a sketch plan review. The applicant wishes to place a large solar farm on approximately 40 acres of the parcel.

Review based on:

- Application materials on file as of 07/13/2022
- 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:

- Property **IS** located in Ontario County Ag District 1.
- Property **IS** currently farmed. Applicant states that project will impact 40 acres of farmland but that certain farming activities may still be allowed – sheep grazing.
- Ag Plan Ratings. Parcel **DID** receive a rating from Ag Enhancement Plan. The rating was generally low but for the proximity to a PDR. This parcel is close to the Brocklebank PDR.
- Open Space Plan Ratings. Parcel **DID** receive a rating from the Open Space Master Plan. The parcel rated very low.
- 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 **IS NOT** in the Canandaigua Lake watershed
- Soils/land cover for parcel is as follows:

Property Analysis

Type	Description	% Coverage	Acres
Agricultural District	ONT01	1000.0%	142.9
Ecological Community	Cropland	12.595%	18.0
Ecological Community	Mowed Lawn	0.342%	0.5
Ecological Community	Silver Maple-Ash Swamp	15.458%	22.1
Ecological Community	Successional Old Field	70.370%	100.6
Flood Zone	A	0.4%	0.5
NRCS Soils	Fluvaquents-Udifulvents complex, 0 to 3 percent slopes, frequently flooded	0.6%	0.9
NRCS Soils	Honeoye loam, 0 to 3 percent slopes	0.6%	0.8
NRCS Soils	Honeoye loam, 3 to 8 percent slopes	12.2%	17.4
NRCS Soils	Honeoye loam, 8 to 15 percent slopes	2.2%	3.1
NRCS Soils	Lakemont silty clay loam, 0 to 3 percent slopes	15.5%	22.1
NRCS Soils	Lima loam, 3 to 8 percent slopes	8.8%	12.6
NRCS Soils	Odessa silt loam, 0 to 3 percent slopes	19.8%	28.3
NRCS Soils	Schoharie silty clay loam, 0 to 3 percent slopes	31.3%	44.7
NRCS Soils	Schoharie silty clay loam, 3 to 8 percent slopes	9.1%	13.0
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	142.9
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	142.9
Utilities - Telephone	Finger Lakes Technology Group	100.0%	142.9
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	142.9
Watershed	S. Bk-W/S Divide to Hathaway Brook	100.0%	142.9
Wetlands - NWI	Freshwater Forested/Shrub Wetland	0.5%	0.8
Wetlands - NYSDEC	Class 3	8.5%	12.2

Comments:

- The Committee feels that this project would result in the loss of valuable agricultural lands in the Town as the land would be unavailable to farming.
- The site contains prime soils.
- The committee also wishes to point out that this location lies within the Town's farmland protection areas and is close to other permanently protected farmland.

MOTION: *"The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES cause a loss of valuable agricultural lands for the Town of Canandaigua."*

New Michigan Road	TM #55.00-1-1.100	62 acres
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Project proposes a community solar array to be placed on a portion of the property.

TM # 55.00-1-1.100

Applicant is requesting a sketch plan review. The applicant wishes to place a large solar farm on approximately 40 acres of the parcel.

Review based on:

- Application materials on file as of 07/13/2022
- 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:

- Property **IS** located in Ontario County Ag District 1.
- Property **IS** currently farmed. Applicant states that project will impact 40 acres of farmland but that certain farming activities may still be allowed – sheep grazing.
- Ag Plan Ratings. Parcel **DID** receive a rating from Ag Enhancement Plan. The rating was low but for the proximity to a PDR. This parcel is close to the Brocklebank PDR to the south and close to the Catalpa Acres PDR to the southeast.
- Open Space Plan Ratings. Parcel **DID** receive a rating from the Open Space Master Plan. The parcel rated very low.
- 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 **IS NOT** in the Canandaigua Lake watershed
- Soils/land cover for parcel is as follows:

Property Analysis			
Type	Description	% Coverage	Acres
Agricultural District	ONT01	1000.0%	62.0
Ecological Community	Cropland	91.307%	56.6
Ecological Community	Pastureland	0.472%	0.3
Ecological Community	Successional Old Field//Successional Shrubland	7.168%	4.4
Flood Zone	AE	2.9%	1.8
NRCS Soils	Geneseo silty clay loam, 0 to 3 percent slopes	2.0%	1.2
NRCS Soils	Odessa silt loam, 0 to 3 percent slopes	30.4%	18.9
NRCS Soils	Odessa silty clay loam, 3 to 8 percent slopes	21.1%	13.1
NRCS Soils	Schoharie silty clay loam, 0 to 3 percent slopes	5.3%	3.3
NRCS Soils	Schoharie silty clay loam, 15 to 25 percent slopes	16.3%	10.1
NRCS Soils	Schoharie silty clay loam, 25 to 45 percent slopes	1.4%	0.9
NRCS Soils	Schoharie silty clay loam, 3 to 8 percent slopes	23.4%	14.5
NRCS Soils	Schoharie silty clay loam, 8 to 15 percent slopes	0.1%	0.1
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	62.0
Utilities - Gas	NATIONAL FUEL	0.0%	0.0
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	99.0%	61.4
Utilities - Gas	ROCHESTER GAS & ELECTRIC	1.0%	0.6
Utilities - Telephone	Finger Lakes Technology Group	100.0%	62.0
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	62.0
Watershed	S. Bk-W/S Divide to Hathaway Brook	100.0%	62.0

Comments:

- The Committee feels that this project would result in the loss of valuable agricultural lands in the Town as the land would be unavailable to farming.
- The committee also wishes to point out that this location lies within the Town's farmland protection areas and is close to other permanently protected farmland.

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

END OF REFERRALS