

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120 * Fax: (585) 394-9476
townofcanandaigua.org
Established 1789

November 16, 2017

TO: Chairman Tom Schwartz & members of the Planning Board
Chairman Terrence Robinson & members of the Zoning Board
FROM: Chairman Mark Stryker & members of the Agricultural Advisory
RE: Referral CPN – 068 – 17 (4620 North Road, TM #57.00-1-24.151)

In accordance with Town of Canandaigua Town Code §4-5 the Town of Canandaigua Agricultural Advisory Committee met on November 16, 2017 to review and provide comment relative to a subdivision application for 4620 North Road.

It is the understanding of the Agriculture Advisory Committee, both the Planning Board and Zoning Board of Appeals are considering this subdivision application as a variance is being requested due to the proposed 20 feet road frontage, when the minimum required is 150 feet. While the applicant's desire to protect farmland per his application should be applauded, the reality is the current subdivision application lacking a proposed site plan could result in the loss of 8.9 acres of valuable farmland without additional information.

In accordance with Town Code §4-5 the Agriculture Advisory Committee offers the following findings dated November 16, 2017:

1. Findings are based on information presented at the November 16, 2017 Agriculture Advisory Committee meeting by Town Staff, the application submitted to the Planning Board, Zoning Law Determination, the use of On-Cor, On-Cor Soil Analysis Report, Ontario County Planning Board report, short EAF, neighborhood petition from the applicant, and the Town of Canandaigua Agricultural Enhancement Plan adopted by the Town Board December 2016.
2. The parcel is located in Ontario County Agriculture District #1, has a home on it, and has approximately 40 acres actively farmed by FaBa Farms.
3. FaBa Farms uses the land to grow crops for feed for dairy cows averaging approximately 16 – 18 tons per acre of moist weight chopped forage.
4. The parcel does have a blue line stream; however, no impact is anticipated with the proposed application.
5. The proposed subdivision application is in the Town of Canandaigua's strategic farmland projection area as identified in the Agriculture Enhancement Plan.
6. The parcel does have municipal water; however it does not have municipal sewer. No sewer is envisioned per the Town Board adopted Town of Canandaigua Sewer Master Plan dated December 2016.

7. The landowner should be applauded for his commitment to agriculture protection, recently demonstrated by making application September 2017 to the Town of Canandaigua for inclusion of this parcel in the Farmland Protection Implementation Grant (PDR) program coordinated with NYS Agriculture and Markets.
8. Proposed subdivision application includes farming; however, if subdivided no guarantee that future owners would still farm the proposed Lot # 1, which consists of nearly 9 acres of valuable farmland.
9. Current usage of the property leaves approximately 70 feet of unfarmed road frontage along both sides of the driveway.
10. Utilization of the Agriculture Enhancement Plan's rating maps for soils, natural resources, development pressure, and PDR ratings this parcel scored a maximum of 1,612 points. Points range from 0 – 5,400 depending on the parcel.
11. The soil composition of the parcel is made up of 46.2 acres of prime soils, and 1.4 acres of soils of statewide importance. Predominate soil types are Schoharie silty clay loam (36.2 acres); Cayuga silt loam (9.5 acres); palmyra gravelly sandy loam (4.9 acres).

MOTION: *“The Agriculture Advisory Committee recommends the Planning Board should consider a subdivision application that is compliant with the Town Code, having 150 feet of road frontage for proposed Lot # 2, provided that a site plan depicting the location of the proposed home on Lot # 1 is shown. A site plan for proposed construction is needed to determine if the proposed home and septic system will have a significant loss of valuable farmland.”*

Motion made by: Chairman Mark Stryker
Second by: Ray Henry

ROLL CALL VOTE: Mark Stryker – Aye
Bob DiCarlo – Aye
Ray Henry – Aye
Gary Davis – Aye
Tim Riley – absent
Fernando Soberon – absent

COMMENTS:

1. Currently approximately 70 feet of road frontage on both sides of the driveway is unused for farming. Why is the proposed application reducing the road frontage lot width to 20 feet?
2. Due to the size of farm machinery, a 20 foot wide access would make it difficult to access Lot # 2 if Lot # 1 was owned by someone else.
3. Generally the Agriculture Advisory Committee supports a subdivision application provided it is compliant with Town Code, and is accompanied by a site plan demonstrating the proposed home and septic system is near the edge of the proposed Lot # 1 to limit the loss of farmland associated with proposed Lot # 1. The location of a future proposed home and septic in the center of proposed Lot # 1 would make the entire 8.9 virtually un-farmable.