

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

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townofcanandaigua.org

DATE: June 9, 2022

TO: Chairman Chuck Oyler & members of the Planning Board

FROM: Chairman Bob DiCarlo & members of the Agricultural Advisory Committee

RE: Referrals from the Project Review Committee (PRC)

In accordance with Town of Canandaigua Town Code §17-5 the Town of Canandaigua Agricultural Advisory Committee (Ag Committee) met on June 9, 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.

CPN-22-029 1947 State Route 332 TM #56.00-1-13.210 7.5 acres

McCormick Engineering P.C. representing applicant Brian Cafalone (Diversified Equipment LLC); and Simmons Rockwell, 784 County Road 64, Elmira, N.Y. 14903, owner of property at 1947 State Route 332

TM #56.00-1-13.210

Requesting a Single-Stage Site Plan approval for the construction of a lawn and garden equipment shop.

Review based on:

- Application materials on file as of 06/07/2022
- 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 NOT** currently farmed.
- 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 very close (less than 500 feet away) to the Catalpa Acres PDR to the west and close to both the Stryker and Purdy PDRs to the east.
- 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%	7.5
Ecological Community	Cropland	14.239%	1.1
Ecological Community	Farm Pond/Artificial Pond	3.284%	0.3
Ecological Community	Mowed Lawn	3.715%	0.3
Ecological Community	Successional Old Field	78.761%	5.9
NRCS Soils	Odessa silt loam, 0 to 3 percent slopes	97.7%	7.3
NRCS Soils	Odessa silty clay loam, 3 to 8 percent slopes	2.3%	0.2
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	7.5
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	7.5
Utilities - Telephone	Finger Lakes Technology Group	100.0%	7.5
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	7.5
Watershed	Canandaigua Outlet	100.0%	7.5
Wetlands - NWI	Freshwater Pond	2.0%	0.2

Comments:

- The Committee feels that this parcel is not a critical player in local agriculture. It is not currently being farmed and the members feel that its proximity to St Rt 332 makes it undesirable for farming operations.

MOTION: *"The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES NOT cause a loss of valuable agricultural lands for the Town of Canandaigua."*

CPN-22-034 6135 Dugway Road TM # 153.00-1-56.110 61.6 acres

Brian T. and Nancy Ellen McCarthy, 126 Washington Street, Canandaigua, N.Y. 14424; owners of property at 6135 Dugway Road.

TM #153.00-1-56.110

Requesting a Single-Stage Subdivision approval for the subdivision of 63.53 acres to create Lot #1 at 3.385 acres and Lot #2 at 60.149 acres. The applicant is dividing the lot so that they can place another dwelling on the existing parcel once it's split. The existing dwelling will be in Lot #1.

Review based on:

- Application materials on file as of 06/07/2022
- 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 according to property owner.

- Ag Plan Ratings. Parcel **DID** receive a rating from Ag Enhancement Plan. It rated relatively low but did receive some points because of the stream and it being near the Hicks PDR to its east.
- Open Space Plan Ratings. Parcel **DID** receive a rating from the Open Space Master Plan. The parcel rated low-moderate: 2,411 out of a possible 16,000. There is a stream running along the southwestern portion of the property that is noteworthy because it is a tributary to Canandaigua Lake. There is also a significant amount of woodland buffering the stream. The remainder appears to be hay/grass.
- Property **IS NOT** in the Padelford Brook Greenway
- Property **IS NOT** in the Strategic Farmland Protection Area
- Property **IS** in the Strategic Forest Protection Area
- Property **IS** in the Canandaigua Lake watershed
- Soils/land cover for parcel is as follows:

Property Analysis			
Type	Description	% Coverage	Acres
Agricultural District	ONT09	1000.0%	61.6
Ecological Community	Cropland	67.487%	41.6
Ecological Community	Farm Pond/Artificial Pond	0.998%	0.6
Ecological Community	Mowed Lawn	2.035%	1.3
Ecological Community	Successional Northern Hardwoods	28.110%	17.3
NRCS Soils	Castile gravelly silt loam, 3 to 8 percent slopes	0.8%	0.5
NRCS Soils	Chenango gravelly loam, 25 to 35 percent slopes	2.3%	1.4
NRCS Soils	Chenango gravelly loam, 3 to 8 percent slopes	4.4%	2.7
NRCS Soils	Chenango gravelly loam, 8 to 15 percent slopes	4.7%	2.9
NRCS Soils	Darien silt loam, 8 to 15 percent slopes	2.3%	1.4
NRCS Soils	Fluvaquents-Udifuvents complex, 0 to 3 percent slopes, frequently flooded	5.7%	3.5
NRCS Soils	Langford channery silt loam, 8 to 15 percent slopes	2.4%	1.5
NRCS Soils	Langford-Erie channery silt loams, 3 to 8 percent slopes	7.8%	4.8
NRCS Soils	Lansing silt loam, 8 to 15 percent slopes	0.5%	0.3
NRCS Soils	Valois gravelly loam, 15 to 25 percent slopes	14.9%	9.2
NRCS Soils	Valois gravelly loam, 3 to 8 percent slopes	30.5%	18.8
NRCS Soils	Valois gravelly loam, 8 to 15 percent slopes	15.0%	9.3
NRCS Soils	Volusia channery silt loam, 0 to 3 percent slopes	7.1%	4.4
NRCS Soils	Volusia channery silt loam, 8 to 15 percent slopes	1.2%	0.8
NRCS Soils	Wayland silt loam, 0 to 3 percent slopes	0.5%	0.3
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	61.6
Utilities - Gas	NEW YORK STATE ELECTRIC & GAS	100.0%	61.6
Utilities - Telephone	Finger Lakes Technology Group	100.0%	61.6
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	61.6
Watershed	Canandaigua Lake	100.0%	61.6
Wetlands - NWI	Freshwater Emergent Wetland	0.7%	0.5
Wetlands - NWI	Freshwater Forested/Shrub Wetland	1.0%	0.6
Wetlands - NWI	Freshwater Pond	0.3%	0.2

Comments:

- The Committee feels that although the action of subdividing the parcel does not directly impact farming, the creation of a second lot on the farmland provides future opportunity for the land to be developed, thereby impacting the farmland.

MOTION: *"The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES NOT cause a loss of valuable agricultural lands for the Town of Canandaigua but opens the doors to the potential for future encroachment on the farmland."*

CPN-22-036 5275 Parrish Street Ext. TM # 97.00-2-67.200 21.9 acres

Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Three Guys Properties Inc., 5275 Parrish Street Extension, owner of property at 5275 Parrish Street Extension.

TM #97.00-2-67.200

Requesting a Single-Stage Subdivision approval for the subdivision of 21.917 acres to create Lot #1 at 19.932 acres and Lot #2 at 1.985 acres. There is a residence on the proposed Lot #2 and the horse farm is on the proposed Lot #1.

Review based on:

- Application materials on file as of 06/07/2022
- 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 according to property owner. It is a horse farm.
- Ag Plan Ratings. Parcel **DID** receive a rating from Ag Enhancement Plan. It rated low but received points because it is on public water.
- Open Space Plan Ratings. Parcel **DID** receive a rating from the Open Space Master Plan. The parcel rated low: 218 out of a possible 16,000.
- Property **IS NOT** in the Padelford Brook Greenway
- Property **IS NOT** in the Strategic Farmland Protection Area
- Property **IS NOT** in the Strategic Forest Protection Area
- Property **IS** in the Canandaigua Lake watershed
- Soils/land cover for parcel is as follows:

Property Analysis

Type	Description	% Coverage	Acres
Agricultural District	ONT01	999.4%	21.9
Ecological Community	Cropland	99.284%	21.8
Ecological Community	Mowed Lawn	0.014%	0.0
Ecological Community	Rural Structure Exterior	0.702%	0.2
NRCS Soils	Honeoye loam, 3 to 8 percent slopes	59.8%	13.1
NRCS Soils	Honeoye loam, 8 to 15 percent slopes	3.2%	0.7
NRCS Soils	Kendaia loam, 0 to 3 percent slopes	3.2%	0.7
NRCS Soils	Lima loam, 3 to 8 percent slopes	33.8%	7.4
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	21.9
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	21.9
Utilities - Telephone	Finger Lakes Technology Group	100.0%	21.9
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	21.9
Watershed	Canandaigua Lake	100.0%	21.9

Comments:

- The Committee feels that this subdivision of land does not directly impact the farming operation (horse farm) existing on the parent parcel.

MOTION: *"The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES NOT cause a loss of valuable agricultural lands for the Town of Canandaigua."*

END OF REFERRALS