

Town of Canandaigua

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

DATE: June 6, 2019

TO: Chairman Tom Schwartz & members of the Planning Board
FROM: Chairman Mark Stryker & members of the Agricultural Advisory Committee
RE: Referrals from the Planning 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 6, 2019 to review and provide comment relative to the four applications listed below and referred to the Ag Committee by the PRC. The applications and the Ag Committee's findings are as follows.

CPN-19-037

Marathon Engineering; representing S & J Morrell, owner of property at **0000 St. James Parkway, TM #112.19-1-500.100**, requesting Subdivision approval for Lakewood Meadows Subdivision, Section 9D, consisting of 15 single-family town home units—six two-unit and one three-unit buildings; and site development of buried utilities and service connections, signage, Town-dedicated roads, driveways, storm water infrastructure, grading, landscaping and other associated construction activities. No offsite utility work is proposed. Arbour Hill Drive remains as a cul-de-sac and is reduced by 170± feet in length.

Review was based on:

- Application materials on file as of 6/6/19
- 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.

Findings:

1. This parcel is a previously approved subdivision. The current application proposes to change the plan from 15 single-family homes to 15 townhome units (six 2-unit buildings and one 3-unit building).
2. Part of the parcel IS located within Ontario County Ag District 1
3. Property is NOT currently farmed
4. Property consists of the following soil types:
 - a. Honeoye loam, 3 to 8 percent slopes 22.6%, 5.2 acres – Prime Farmland
 - b. Honeoye loam, 8 to 15 percent slopes 44.9%, 10.3 acres – Statewide Importance

- c. Lima loam, 3 to 8 percent slopes 16.3%, 3.7 acres – Prime Farmland
- d. Lyons silt loam, 0 to 3 percent slopes 16.2%, 3.7 acres – Not Prime
- 5. Parcel did NOT receive a rating from Ag Enhancement Plan
- 6. Parcel received a LOW rating from the Open Space Master Plan
- 7. Parcel is NOT in the Padelford Brook Greenway
- 8. Parcel is NOT in the Strategic Farmland Protection Area
- 9. Parcel is NOT in the Strategic Forest Protection Area

Comments:

- 1. Since the Planning Board is reconsidering the preliminary overall approval, the Agricultural Advisory Committee would like to suggest that a conservation easement be placed on the parcel to the south (tax map # 112.19-1-500.210) of the subject property and turn it over to the Town of Canandaigua for the purposes of preserving the farmland in perpetuity.
- 2. The Committee recommends that the property owner prepare the land for long-term agricultural use with necessary amendments such as drain tiles and smoothing uneven areas.
- 3. The Committee recommends that the new barn be available for community use as part of the proposed conservation easement (such as a farm stand).

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 to the Town of Canandaigua and recommends approval with the stated conditions above.”*

Motion made by: Fernando Soberon

Motion seconded by: Ray Henry

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