

# *Town of Canandaigua*

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[townofcanandaigua.org](http://townofcanandaigua.org)

DATE: September 5, 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 September 5, 2019 to review and provide comment relative to the applications listed below and referred to the Ag Committee by the PRC. The applications and the Ag Committee's findings are as follows.

## **CPN-19-062**

Application Description. Tax Map # 97.02-1-52.100

Review was based on:

- Application materials on file as of 9/5/19
- 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 application is for a sketch plan review of a proposed townhome development with 54 units on 54.5 acres of farmland.
2. Property IS located within Ontario County Ag District 1
3. Property IS currently farmed.
4. Property consists of the following soil types:
  - a. Honeoye loam, 0 to 3 percent slopes, 27.4%, 14.910 acres, prime soils
  - b. Honeoye loam, 3 to 8 percent slopes, 61.9%, 33.700 acres, prime soils
  - c. Honeoye loam, 8 to 15 percent slopes, 3.9%, 2.140 acres, statewide importance
  - d. Honeoye loam, 15 to 25 percent slopes, 0.3%, 0.160 acres, not prime
  - e. Kendaia loam, 0 to 3 percent slopes, 4.2%, 2.300 acres, prime if drained
  - f. Lima loam, 3 to 8 percent slopes, 2.3%, 1.250 acres, prime soils
5. Parcel DID receive a rating from Ag Enhancement Plan.
  - a. Parcel rated MODERATE for soils, and natural resources. Parcel scored HIGH for development pressure. Parcel scored LOW for PDR proximity - is not near protected land (other than Miller Park).
6. Parcel DID receive a rating from the Open Space Master Plan. The parcel rated LOW; it received 1,700 points out of 16,000 possible points.
7. Property IS NOT in the Padelford Brook Greenway

8. Property IS NOT in the Strategic Farmland Protection Area
9. Property IS NOT in the Strategic Forest Protection Area

Comments:

1. The committee is not in favor of this project going forward. The committee feels that if this project is constructed it would result in a significant loss of farmland. It would also put surrounding farmland at risk of being developed due to sewer service being extended in the area to accommodate this project. The potential approval of this project would be a hinge-pin in the destruction of farmland in this part of the Town.
2. In addition to the above factors, the committee also understands that the loss of this field affects the farmer who currently farms the land. He has invested significant time and money in this field due to his understanding that the landowner would give him advance notice if they were to apply for development, which they did not. This farmer has stated that if they lose this field, it would make them less likely to continue farming in this area of town, which would put at risk the surrounding fields that they also currently farm.

**MOTION:** *"The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project **does** cause a loss of valuable agricultural lands to the Town of Canandaigua. The Agricultural Advisory Committee wishes the applicant, the Zoning Board and the Planning Board to consider their recommendations prior to the approval or disapproval of this project."*

Motion made by: Mark Stryker

Motion seconded by: Gary Jones

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

**CPN-19-066**

Project description. Tax Map # 126.00-1-23.112, 2 acres

Review was based on:

- Application materials on file as of 9/5/19
- 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 application is for the construction of a garage and septic system on a vacant 2 acre parcel.
2. The parcel IS NOT located within Ontario County Ag District 1