

**MOTION:** *"The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project **does not** cause a loss of agricultural lands for the Town of Canandaigua. The Agricultural Advisory Committee wishes the applicant, the Zoning Board and the Planning Board to consider the impact this project would have on farming prior to the approval or disapproval of this project."*

**CPN-19-088**

5393 State Route 21 TM#153.00-1-51.000. This application is for an area variance and new structure building permit to allow the property owner to tear down the existing structure and replace it with a new single family residential structure closer to the road than what zoning currently allows.

Review was based on:

- Application materials on file as of 12/5/19
- 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. Parcel IS NOT located within Ontario County Ag District 1, but is adjacent to those that are.
2. Parcel IS NOT currently farmed.
3. Property consists of the following soil types:
  - a. Valois gravelly loam, 15 to 25 percent slopes 53.4% 6.560 acres
  - b. Rock outcrop-Arnot complex, 35 to 80 percent slopes, extremely stony 24.0% 2.950 acres
  - c. Fluvaquents-Udifulvents complex, 0 to 3 percent slopes, frequently flooded 19.6% 2.420 acres
  - d. Valois gravelly loam, 3 to 8 percent slopes 2.4% 0.290 acres
  - e. Chenango channery loam, fan, 3 to 8 percent slopes 0.6% 0.080 acres
4. Parcel DID NOT receive a rating from Ag Enhancement Plan.
5. Parcel DID receive a rating from the Open Space Master Plan. Scored low-moderate 1,453.
6. Parcel IS NOT in the Padelford Brook Greenway
7. Parcel IS NOT in the Strategic Farmland Protection Area
8. Parcel IS in the Strategic Forest Protection Area

Comments:

1. The committee has no comment

**MOTION:** *"The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project **does not** cause a loss of agricultural lands for the Town of Canandaigua. The Agricultural Advisory Committee wishes the applicant, the Zoning Board and the Planning Board to consider the impact this project would have on farming prior to the approval or disapproval of this project."*

**CPN-19-090 (this parcel was previously reviewed for a sketch plan review. The plans have been modified slightly.)**

This application is for a sketch plan review for a revised preliminary overall subdivision approval of a proposed townhome development with 54 units on 54.5 acres of farmland. The PB will not be approving/denying this

application until a subdivision application is made.

Review was based on:

- Application materials on file as of 12/5/19
- 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:

2. Property IS located within Ontario County Ag District 1
3. Property IS currently farmed - FaBa
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.
  - g. 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 below are from the review of previous sketch plan application. The committee did not have any new comments besides reiterating their concerns from before:

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 agricultural lands for the Town of Canandaigua. The Agricultural Advisory*

*Committee wishes the applicant, the Zoning Board and the Planning Board to consider the impact this project would have on farming prior to the approval or disapproval of this project."*

Respectfully submitted by the Agricultural Advisory Committee