

**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

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**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