

Review based on:

- Application materials on file as of 12/03/2020
- 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:

- The applicant is seeking to place a large-scale solar farm on the eastern portion of the property.
- Parcel **IS** located in Ontario County Ag District 1.
- Parcel **IS** currently farmed? Unknown. No agricultural data statement in application. The ag committee members say that this property has been farmed for hay for years and as far as they know, this is still currently the case.
- Parcel **DID** receive a rating from Ag Enhancement Plan. Scored low for soils, fairly well for natural resources, low for development pressure, and low for proximity to protected land. There is a stream and a wetland on this property.
- Property **DID** receive a rating from the Open Space Master Plan. It was rated moderately well, 5000.
- Property **IS NOT** in the Padelford Brook Greenway
- Property **IS** in the Strategic Farmland Protection Area
- Property **IS NOT** in the Strategic Forest Protection Area

Property Analysis			
Type	Description	% Coverage	Acres
Agricultural District	ONT01	1000.0%	59.9
Ecological Community	Silver Maple-Ash Swamp	57.369%	34.4
Ecological Community	Cropland	0.161%	0.1
Ecological Community	Successional Old Field	42.470%	25.5
Flood Zone	A	20.0%	12.0
NRCS Soils	Honeoye loam, 3 to 8 percent slopes	9.9%	5.9
NRCS Soils	Kendaia loam, 0 to 3 percent slopes	0.5%	0.3
NRCS Soils	Lima loam, 0 to 3 percent slopes	22.0%	13.2
NRCS Soils	Lima loam, 3 to 8 percent slopes	37.0%	22.2
NRCS Soils	Honeoye loam, 8 to 15 percent slopes	10.8%	6.5
NRCS Soils	Lyons silt loam, 0 to 3 percent slopes	19.8%	11.9
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	59.9
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	59.9
Utilities - Telephone	Finger Lakes Technology Group	100.0%	59.9
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	59.9
Watershed	Canandaigua Lake	100.0%	59.9
Wetlands - NWI	Freshwater Forested/Shrub Wetland	17.1%	10.2
Wetlands - NYSDEC	Class 3	27.8%	16.7

Comments:

- The committee feels that this project would be better suited to a different area of the town. The proposed project would result in a direct loss of farmland; the hay field would become unusable. There is also a concern that the neighboring farmer could face liability charges if his farming activity somehow affects the solar arrays (dust, rocks, etc.)

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.”*

CPN-20-082 2890 County Road 10 TM# 84.00-1-17.200 18 acres

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Project Findings:

- The applicant is seeking to build a large-scale solar farm on the parcel.
- Parcel **IS NOT** located in Ontario County Ag District 1.
- Parcel is currently farmed? Unknown. There is no agricultural data statement in the application. The committee members believe that no farming activity has taken place on this parcel for a very long time but stated that there used to be horses on the property.
- Parcel **DID NOT** receive a rating from Ag Enhancement Plan.
- Property **DID** receive a rating from the Open Space Master Plan. It was rated low (under 1000 pts).
- 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