

Property Analysis

Type	Description	% Coverage	Acres
Agricultural District	ONT01	0.1%	0.0
Ecological Community	Silver Maple-Ash Swamp	2.437%	5.2
Ecological Community	Successional Northern Hardwoods	5.866%	12.4
Ecological Community	Successional Old Field//Successional Shrubland	0.004%	0.0
Ecological Community	Urban Structure Exterior	24.998%	53.0
Ecological Community	Cropland	0.384%	0.8
Ecological Community	Farm Pond/Artificial Pond	3.099%	6.6
Ecological Community	Mowed Lawn	0.507%	1.1
Ecological Community	Successional Old Field	62.295%	132.1
Ecological Community	Successional Shrubland	0.010%	0.0
Ecological Community	Successional Shrubland//Successional Northern Hardwoods	0.399%	0.9
NRCS Soils	Canandaigua mucky silt loam, 0 to 3 percent slopes	1.4%	2.9
NRCS Soils	Collamer silt loam, 0 to 3 percent slopes	6.4%	13.6
NRCS Soils	Honeoye loam, 3 to 8 percent slopes	3.1%	6.7
NRCS Soils	Lakemont silty clay loam, 0 to 3 percent slopes	22.8%	48.4
NRCS Soils	Rhinebeck silty clay loam, 0 to 3 percent slopes	2.0%	4.3
NRCS Soils	Schoharie silt loam, 0 to 3 percent slopes	2.9%	6.1
NRCS Soils	Cayuga silt loam, 3 to 8 percent slopes	17.4%	36.8
NRCS Soils	Honeoye loam, 0 to 3 percent slopes	0.0%	0.0
NRCS Soils	Odessa silt loam, 0 to 3 percent slopes	32.6%	69.2
NRCS Soils	Schoharie silt loam, 3 to 8 percent slopes	0.5%	1.1
NRCS Soils	Schoharie silty clay loam, 0 to 3 percent slopes	10.8%	23.0
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	212.0
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	212.0
Utilities - Telephone	Finger Lakes Technology Group	100.0%	212.0
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	212.0
Watershed	Canandaigua Lake	11.7%	24.7
Watershed	Canandaigua Outlet	15.3%	32.4
Watershed	S. Bk-W/S Divide to Hathaway Brook	73.1%	154.9
Wetlands - NWI	Freshwater Forested/Shrub Wetland	0.7%	1.5

Comments:

- The land is not currently used for farming nor has it been for a long time. There are no issues with the project in relation to farming.

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."*

CPN-20-075 0000 Thomas Road Tax Map # 70.06-1-68.100 24.22 acres

Review based on:

- Application materials on file as of 11/05/2020
- 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 wishes to subdivide a 24.2 acre lot into three lots: Lot 1 and 2 30,000 sf, Lot 3 22.8 acres. The intention is to build single family homes on the two smaller lots.
- Parcel **IS NOT** located in Ontario County Ag District 1.
- Parcel **IS** currently farmed by Albert Day.
- Parcel **DID** receive a rating from Ag Enhancement Plan. It rated low for soils, low for natural resources, medium-high for development pressure, and fairly well for proximity to protected land (not far from Catalpa and Brock, won't be far from Stryker and Purdy once those are protected)
- Property **DID** receive a rating from the Open Space Master Plan. It rated low (under 1000).
- 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

Property Analysis

Type	Description	% Coverage	Acres
Ecological Community	Cropland	95.886%	23.2
Ecological Community	Mowed Lawn	1.343%	0.3
Ecological Community	Successional Old Field	1.567%	0.4
Ecological Community	Successional Shrubland	0.791%	0.2
Ecological Community	Silver Maple-Ash Swamp	0.307%	0.1
Ecological Community	Successional Northern Hardwoods	0.106%	0.0
NRCS Soils	Cayuga silt loam, 3 to 8 percent slopes	11.4%	2.8
NRCS Soils	Ovid silt loam, 0 to 3 percent slopes	42.4%	10.3
NRCS Soils	Ovid silt loam, 3 to 8 percent slopes	32.3%	7.8
NRCS Soils	Kendaia loam, 0 to 3 percent slopes	12.9%	3.1
NRCS Soils	Lakemont silty clay loam, 0 to 3 percent slopes	1.1%	0.3
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	24.2
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	24.2
Utilities - Telephone	Finger Lakes Technology Group	100.0%	24.2
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	24.2
Watershed	Canandaigua Outlet	70.8%	17.2
Watershed	S. Bk-W/S Divide to Hathaway Brook	29.2%	7.1

Comments:

- The proposal to convert the land to residential use fits with the goals and plans of the Town. There will be a loss of farmland but this is a designated growth area for the Town in order to preserve open spaces in the

more rural farming areas to the north and west of this location so development here will eventually happen. The soils here are not ideal for farming either.

MOTION: *"The Agriculture Advisory Committee understands that the eventual goal of the property owner is to develop the parcel(s) for residential use. This will technically cause a loss of agricultural land but because this is a designated growth area for the Town and residential development fits with the Town's goals and plans for this area, the committee sees no issue with the application. The Committee therefore recommends the Town of Canandaigua Planning Board find the proposed project DOES NOT cause a loss of agricultural lands for the Town of Canandaigua."*

**** END OF REFERRALS ****