

Town of Canandaigua

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DATE: June 4, 2020

TO: Chairman Chuck Oyler & members of the Planning Board

FROM: Chairman Bob DiCarlo & 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 June 4, 2020 to review and provide comment relative to the application(s) listed below and referred to the Ag Committee by the PRC. The applications and the Ag Committee's findings are as follows.

CPN-20-027 4047 Woolhouse Road Tax Map #s 111.00-1-31.100 and 111.00-1-29.113

Review was based on:

- Application materials on file as of 6/4/2020
- 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.

Findings:

1. The applicant wishes to subdivide two existing parcels that will result in 4 total parcels.
2. Tax Map # 111.00-1-31.100 **IS** located within Ontario County Ag District 1 and Tax Map # 111.00-1-29.113 **IS NOT**.
3. Both parcels **ARE** currently farmed by the property owner (who is also the applicant).

SOIL COMPOSITION SUMMARY:

Soil Type:	Percent of Parcel:	Acres
Danley-Lansing complex, 3 to 8 percent slopes	8.2%	3.550
Darien silt loam, 3 to 8 percent slopes	47.5%	20.530
Darien-Ilion silt loams, 3 to 8 percent slopes	7.9%	3.410
Guyanoga channery silt loam, fan, 3 to 8 percent slopes	0.3%	0.120
Hemlock silty clay loam, 0 to 3 percent slopes	9.0%	3.880
Lansing silt loam, 15 to 25 percent slopes	9.0%	3.900
Lansing silt loam, 25 to 35 percent slopes	0.6%	0.250
Lansing silt loam, 8 to 15 percent slopes	10.5%	4.550
Lima loam, 3 to 8 percent slopes	7.0%	3.050

4. 111.00-1-31.100 consists of the following soil types:

SOIL COMPOSITION SUMMARY:

Soil Type:	Percent of Parcel:	Acres
Darien silt loam, 3 to 8 percent slopes	17.1%	2.530
Darien-Ilion silt loams, 3 to 8 percent slopes	0.1%	0.020
Guyanoga channery silt loam, fan, 3 to 8 percent slopes	32.7%	4.840
Hemlock silty clay loam, 0 to 3 percent slopes	30.1%	4.460
Lansing silt loam, 25 to 35 percent slopes	14.7%	2.170
Lansing silt loam, 8 to 15 percent slopes	5.2%	0.780

5. 111.00-1-29.113 consists of the following soil types:
6. Both parcels **DID** receive a rating from Ag Enhancement Plan and the ratings were very similar for both. Received points for proximity to protected land and for the presence of natural resources. Both ranked low for development pressure.
7. Properties **DID** receive a rating from the Open Space Master Plan. They both ranked **very low** overall.
8. Property **IS NOT** in the Padelford Brook Greenway
9. Property **IS** in the Strategic Farmland Protection Area
10. Property **IS** in the Strategic Forest Protection Area

Comments:

1. The committee reviewed comments from Sam Casella and Eric Cooper while evaluating the referral. It appeared that the subdivision was well thought out to utilize lower quality farmland and wooded area for house sites.
2. There is some concern as to whether this could impact PDR application.

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."*