

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

AGRICULTURAL ADVISORY COMMITTEE

December 9, 2021, at 6:00 PM

Rev. 12/20/2021

MEETING REPORT

MEETING CALLED BY: BOB DICARLO, CHAIR

COMMITTEE MEMBERS: BOB DICARLO FERNANDO SOBERON GARY JONES
TIM RILEY RAY HENRY LINDA PURDY

SECRETARY: KIMBERLY BURKARD

TOWN STAFF: SARAH REYNOLDS

GUESTS:

CALL TO ORDER

- Mr. DiCarlo opened the Zoom meeting at 6:07pm.

REFERRALS

CPN-21-091 Marathon Engineering, c/o Richard Tiede, 39 Cascade Drive, Rochester, N.Y. 14614; representing Jeff Morrell, 1501 Pittsford-Victor Road, Victor, N.Y. 14564; Sidney Wilkin, Deborah Springett, Mary Clair Beaver, Daniel Murphy, Paul Murphy, Brian Murphy, 5 Mullett Drive, Pittsford, N.Y. 14534; owners of property at the southeast corner State Route 21 and Parrish Street Extension.

TM #97.02-1-52.1

TM #97.00-2-2.1

Requesting Final Section 1 Subdivision Approval for the subdivision of 95.0 acres for the Pierce Brook Subdivision of 25 two-unit buildings and 14 three-unit buildings in a configuration which maintains approximately 72 acres as open space.

Referral Comments

In accordance with Town of Canandaigua Town Code §17-5 the Town of Canandaigua Agricultural Advisory Committee (Ag Committee) met on December 9, 2021 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.

Review based on:

- Application materials on file as of 12/09/2021
- 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 proposing to construct section 1 of a three section project. The overall development will have 92 for-sale townhome units in 25 2-unit and 14 3-unit buildings on two adjoining parcels with approximately 72 acres of open space remaining with a publicly accessible trail with its own parking area.
- Parcel 97.02-1-52.100 & 97.00-2-2.000
 - a. Neither Parcel is located in Ontario County Ag District 1.
 - b. The Miller parcel **is** currently farmed by Fa-Ba Farms; the Wilkin parcel is farmed by Charlie Miller.
 - c. Ag Plan Ratings
 - i. The Miller parcel **DID** receive a rating from Ag Enhancement Plan. 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).
 - ii. The Wilkin parcel **DID** receive an Ag rating and rated Moderate for Soils, Natural resources, and development pressure. It rated low for PDR proximity.
 - d. Open Space Plan Ratings
 - i. The Miller 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.
 - ii. The Wilkin parcel **DID** receive a rating from the Open Space Master Plan. The parcel rated moderately well – 5000 out of 16,000.
 - e. Properties **are NOT** in the Padelford Brook Greenway
 - f. Properties **are NOT** in the Strategic Farmland Protection Area
 - g. Properties **are NOT** in the Strategic Forest Protection Area
- Soils/land cover for parcels are as follows:

Miller Parcel (northern parcel) 97.02-1-52.100

Property Analysis			
Type	Description	% Coverage	Acres
Agricultural District	ONT01	971.5%	52.9
Ecological Community	Successional Northern Hardwoods	1.260%	0.7
Ecological Community	Cropland	96.507%	52.6
Ecological Community	Mowed Lawn	1.362%	0.7
Ecological Community	Successional Old Field	0.420%	0.2
Ecological Community	Successional Shrubland//Successional Northern Hardwoods	0.451%	0.3
NRCS Soils	Honeoye loam, 15 to 25 percent slopes	0.3%	0.2
NRCS Soils	Honeoye loam, 3 to 8 percent slopes	61.9%	33.7
NRCS Soils	Kendaia loam, 0 to 3 percent slopes	4.2%	2.3
NRCS Soils	Lima loam, 3 to 8 percent slopes	2.2%	1.2
NRCS Soils	Honeoye loam, 0 to 3 percent slopes	27.4%	14.9
NRCS Soils	Honeoye loam, 8 to 15 percent slopes	4.0%	2.2
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	54.5
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	54.5
Utilities - Telephone	Finger Lakes Technology Group	100.0%	54.5
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	54.5
Watershed	Canandaigua Lake	100.0%	54.5

Wilkin Parcel (this is the parent parcel data) – the soils in the subject portion of the parcel are marked with a yellow box below. 97.00-2-2.000

Property Analysis			
Type	Description	% Coverage	Acres
Agricultural District	ONT01	2.5%	0.3
Ecological Community	Shallow Emergent Marsh	2.330%	2.8
Ecological Community	Successional Northern Hardwoods	37.921%	46.2
Ecological Community	Cropland	53.860%	65.6
Ecological Community	Deep Emergent Marsh	4.197%	5.1
Ecological Community	Farm Pond/Artificial Pond	1.222%	1.5
Ecological Community	Pastureland	0.022%	0.0
Ecological Community	Successional Shrubland//Successional Northern Hardwoods	0.448%	0.6
NRCS Soils	Carlisle muck, 0 to 3 percent slopes	3.6%	4.4
NRCS Soils	Honeoye loam, 15 to 25 percent slopes	8.7%	10.6
NRCS Soils	Honeoye loam, 25 to 35 percent slopes	6.9%	8.5
NRCS Soils	Honeoye loam, 3 to 8 percent slopes	25.1%	30.6
NRCS Soils	Kendaia loam, 0 to 3 percent slopes	6.8%	8.3
NRCS Soils	Lima loam, 3 to 8 percent slopes	9.6%	11.8
NRCS Soils	Honeoye loam, 0 to 3 percent slopes	0.0%	0.1
NRCS Soils	Honeoye loam, 8 to 15 percent slopes	35.5%	43.3
NRCS Soils	Lima loam, 8 to 15 percent slopes	3.5%	4.3
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	121.9
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	121.9
Utilities - Telephone	Finger Lakes Technology Group	100.0%	121.9
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	121.9
Watershed	Canandaigua Lake	100.0%	121.9
Wetlands - NWI	Freshwater Emergent Wetland	2.4%	3.0
Wetlands - NWI	Freshwater Pond	4.8%	5.9

Comments:

- The Committee has reviewed this project in previous iterations. The Committee's position on this project and its immediate and future impacts on agriculture have not changed. They are opposed to this project. Key points are as follows:
 - This project will result in a direct loss of active valuable agricultural lands for a local farmer.
 - This project brings additional people into the farming area of the Town, putting added pressure on nearby farms with added traffic, potential complaints, and the likelihood that future developers will find this area attractive for other new residential projects on other nearby agricultural fields.
 - This project is seen by the Committee as a forerunner of development into the gateway to the southern corridor along the western side of Canandaigua Lake and the Committee feels that it "opens the floodgates" of development into this major farming area of the Town of Canandaigua.

MOTION: *"The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES cause a loss of valuable agricultural lands for the Town of Canandaigua and that it has the potential to lead to future encroachment into one of the key agricultural regions of the Town."*

NEW BUSINESS

- **Review Draft Comments Sheet (S. Reynolds)**
 - Ms. Reynolds said that the Ag Committee code changes will be on the January 5, 2022 Ordinance Committee agenda. Ordinance Committee agenda with Zoom info: [http://www.townofcanandaigua.org/documents/files/2022-01-03-OrdinanceAgenda_Rev%232\(1\).pdf](http://www.townofcanandaigua.org/documents/files/2022-01-03-OrdinanceAgenda_Rev%232(1).pdf)
 - The Committee liked the memo Ms. Reynolds drafted. Ms. Reynolds will send the memo along with the code change document to the Ordinance Committee.
- **Other Discussion**
 - Mr. DiCarlo would like to have a joint meeting with the Ordinance Committee to get input on ways to help protect farmland. He is also still pursuing getting information on what other municipalities are doing with this. He will share this information as he gets it.
 - Ms. Reynolds noted state and federal programs that matches landowners with people who want to buy and farm the land.
 - There was encouragement for people take part in the PDR program.
 - The Scenic Viewshed Overlay was approved by the Town Board. This overlay was created to protect land visible from Canandaigua Lake. The overlay law can be found here: http://www.townofcanandaigua.org/documents/files/SCENIC%20VIEWSHED%20OVERLAY%20DISTRICT_10042021.pdf

ADJOURNMENT AND NEXT MEETING

Adjournment @ 6:45pm

Next Meeting, January 13, 2022, 6pm