

# Town of Canandaigua

5440 Routes 5 & 20 West  
Canandaigua, NY 14424

## AGRICULTURAL ADVISORY COMMITTEE

June 9, 2022, at 6:00 PM

Rev. 6/26/2022

### MEETING REPORT

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**MEETING CALLED BY:** BOB DICARLO, CHAIR

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

**SECRETARY:**                      KIMBERLY BURKARD

**TOWN STAFF:**                      SARAH REYNOLDS

**GUESTS:**                              CASEY KUNES (VIA PHONE)

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#### CALL TO ORDER

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

#### REFERRALS

- Planning Review Committee Referrals (May 16, 2022):

**CPN-22-029      1947 State Route 332                      TM #56.00-1-13.210                      7.5 acres**

**McCormick Engineering P.C. representing applicant Brian Cafalone (Diversified Equipment LLC); and  
Simmons Rockwell, 784 County Road 64, Elmira, N.Y. 14903, owner of property at 1947 State Route  
332**

TM #56.00-1-13.210

Requesting a Single-Stage Site Plan approval for the construction of a lawn and garden equipment shop.

#### Review based on:

- Application materials on file as of 06/07/2022
- 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:

- Property **IS** located in Ontario County Ag District 1.
- Property **IS NOT** currently farmed.
- Ag Plan Ratings. Parcel **DID** receive a rating from Ag Enhancement Plan. The rating was generally low but for the proximity to a PDR. This parcel is very close (less than 500 feet away) to the Catalpa

## Property Analysis

Type	Description	% Coverage	Acres
Agricultural District	ONT01	1000.0%	7.5
Ecological Community	Cropland	14.239%	1.1
Ecological Community	Farm Pond/Artificial Pond	3.284%	0.3
Ecological Community	Mowed Lawn	3.715%	0.3
Ecological Community	Successional Old Field	78.761%	5.9
NRCS Soils	Odessa silt loam, 0 to 3 percent slopes	97.7%	7.3
NRCS Soils	Odessa silty clay loam, 3 to 8 percent slopes	2.3%	0.2
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	7.5
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	7.5
Utilities - Telephone	Finger Lakes Technology Group	100.0%	7.5
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	7.5
Watershed	Canandaigua Outlet	100.0%	7.5
Wetlands - NWI	Freshwater Pond	2.0%	0.2

Acres PDR to the west and close to both the Stryker and Purdy PDRs to the east.

- Open Space Plan Ratings. Parcel **DID** receive a rating from the Open Space Master Plan. The parcel rated very low.
- Property **IS** in the Padelford Brook Greenway
- Property **IS** in the Strategic Farmland Protection Area
- Property **IS NOT** in the Strategic Forest Protection Area
- Property **IS NOT** in the Canandaigua Lake watershed
- Soils/land cover for parcel is as follows:

### Comments:

- The Committee feels..

**MOTION:** *“The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES / DOES NOT cause a loss of valuable agricultural lands for the Town of Canandaigua.”*

### Additional Comments from the Meeting:

- Close to Pritchard’s PDR. On RTE 332.
- Not currently being farmed.

**Brian T. and Nancy Ellen McCarthy, 126 Washington Street, Canandaigua, N.Y. 14424; owners of property at 6135 Dugway Road.**

TM #153.00-1-56.110

Requesting a Single-Stage Subdivision approval for the subdivision of 63.53 acres to create Lot #1 at 3.385 acres and Lot #2 at 60.149 acres. The applicant is dividing the lot so that they can place another dwelling on the existing parcel once it's split. The existing dwelling will be in Lot #1.

Review based on:

- Application materials on file as of 06/07/2022
- 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:

- Property **IS** located in Ontario County Ag District 1.
- Property **IS** currently farmed according to property owner.
- Ag Plan Ratings. Parcel **DID** receive a rating from Ag Enhancement Plan. It rated relatively low but did receive some points because of the stream and it being near the Hicks PDR to its east.
- Open Space Plan Ratings. Parcel **DID** receive a rating from the Open Space Master Plan. The parcel rated low-moderate: 2,411 out of a possible 16,000. There is a stream running along the southwestern portion of the property that is noteworthy because it is a tributary to Canandaigua Lake. There is also a significant amount of woodland buffering the stream. The remainder appears to be hay/grass.
- Property **IS NOT** in the Padelford Brook Greenway
- Property **IS NOT** in the Strategic Farmland Protection Area
- Property **IS** in the Strategic Forest Protection Area
- Property **IS** in the Canandaigua Lake watershed
- Soils/land cover for parcel is as follows:

## Property Analysis

Type	Description	% Coverage	Acres
Agricultural District	ONT09	1000.0%	61.6
Ecological Community	Cropland	67.487%	41.6
Ecological Community	Farm Pond/Artificial Pond	0.998%	0.6
Ecological Community	Mowed Lawn	2.035%	1.3
Ecological Community	Successional Northern Hardwoods	28.110%	17.3
NRCS Soils	Castile gravelly silt loam, 3 to 8 percent slopes	0.8%	0.5
NRCS Soils	Chenango gravelly loam, 25 to 35 percent slopes	2.3%	1.4
NRCS Soils	Chenango gravelly loam, 3 to 8 percent slopes	4.4%	2.7
NRCS Soils	Chenango gravelly loam, 8 to 15 percent slopes	4.7%	2.9
NRCS Soils	Darien silt loam, 8 to 15 percent slopes	2.3%	1.4
NRCS Soils	Fluvaquents-Udifulvents complex, 0 to 3 percent slopes, frequently flooded	5.7%	3.5
NRCS Soils	Langford channery silt loam, 8 to 15 percent slopes	2.4%	1.5
NRCS Soils	Langford-Erie channery silt loams, 3 to 8 percent slopes	7.8%	4.8
NRCS Soils	Lansing silt loam, 8 to 15 percent slopes	0.5%	0.3
NRCS Soils	Valois gravelly loam, 15 to 25 percent slopes	14.9%	9.2
NRCS Soils	Valois gravelly loam, 3 to 8 percent slopes	30.5%	18.8
NRCS Soils	Valois gravelly loam, 8 to 15 percent slopes	15.0%	9.3
NRCS Soils	Volusia channery silt loam, 0 to 3 percent slopes	7.1%	4.4
NRCS Soils	Volusia channery silt loam, 8 to 15 percent slopes	1.2%	0.8
NRCS Soils	Wayland silt loam, 0 to 3 percent slopes	0.5%	0.3
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	61.6
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	61.6
Utilities - Telephone	Finger Lakes Technology Group	100.0%	61.6
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	61.6
Watershed	Canandaigua Lake	100.0%	61.6
Wetlands - NWI	Freshwater Emergent Wetland	0.7%	0.5
Wetlands - NWI	Freshwater Forested/Shrub Wetland	1.0%	0.6
Wetlands - NWI	Freshwater Pond	0.3%	0.2

**Comments:**

- The Committee feels...

**MOTION:** *“The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES / DOES NOT cause a loss of valuable agricultural lands for the Town of Canandaigua.”*

**Additional Meeting Comments:**

- This is farmed and in ag district. Making two parcels instead of one. Smaller parcel will be the house plus yard. There may be a house built on the large parcel. This action does not cause a loss but building house on the bigger lot will impact agriculture—but not enough information known yet.

**Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Three Guys Properties Inc., 5275 Parrish Street Extension, owner of property at 5275 Parrish Street Extension.**

TM #97.00-2-67.200

Requesting a Single-Stage Subdivision approval for the subdivision of 21.917 acres to create Lot #1 at 19.932 acres and Lot #2 at 1.985 acres. There is a residence on the proposed Lot #2 and the horse farm is on the proposed Lot #1.

Review based on:

- Application materials on file as of 06/07/2022
- 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:

- Property **IS** located in Ontario County Ag District 1.
- Property **IS** currently farmed according to property owner. It is a horse farm.
- Ag Plan Ratings. Parcel **DID** receive a rating from Ag Enhancement Plan. It rated low but received points because it is on public water.
- Open Space Plan Ratings. Parcel **DID** receive a rating from the Open Space Master Plan. The parcel rated low: 218 out of a possible 16,000.
- 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 **IS** in the Canandaigua Lake watershed
- Soils/land cover for parcel is as follows:

Property Analysis			
Type	Description	% Coverage	Acres
Agricultural District	ONT01	999.4%	21.9
Ecological Community	Cropland	99.284%	21.8
Ecological Community	Mowed Lawn	0.014%	0.0
Ecological Community	Rural Structure Exterior	0.702%	0.2
NRCS Soils	Honeoye loam, 3 to 8 percent slopes	59.8%	13.1
NRCS Soils	Honeoye loam, 8 to 15 percent slopes	3.2%	0.7
NRCS Soils	Kendaia loam, 0 to 3 percent slopes	3.2%	0.7
NRCS Soils	Lima loam, 3 to 8 percent slopes	33.8%	7.4
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	21.9
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	21.9
Utilities - Telephone	Finger Lakes Technology Group	100.0%	21.9
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	21.9
Watershed	Canandaigua Lake	100.0%	21.9

**Comments:**

- The Committee feels...

**MOTION:** *“The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES / DOES NOT cause a loss of valuable agricultural lands for the Town of Canandaigua.”*

**Additional Meeting Comments:**

- Subdivision of horse farm. Just parceling off the house.
- Questioning if they will put house on parcel with the barn. If they wanted to do that, the owner would need to go to the Planning Board and so the Ag Committee would see that application.
- **Agricultural Protection Overlay District Draft**
  - May 5 is the latest version and what was agreed upon then. Committee wants to move it along to the Ordinance Committee. Mr. DiCarlo made the motion and Mr. Jones seconded. Voice vote carries.
- **Discussion about Ontario County fair**
  - Mr. DiCarlo hosted Casey Kunes (President, Board of Directors, Ontario County Fair Society) via his phone for conversation with the committee. Discussion about displays possible at the Ontario Co. Fair.
  - Per Mr. Kunes, feedback from the Extension, manned displays not effective. Animal shows are effective. Higher draw events in new building: talent show, pie contest, senior day, etc. Ag Day will be on Wednesday, July 27, 2022. Wolcott Park pavilion open until 5pm for static displays. Extension movie on Ontario Co. ag showing there. Youth will present in species barns throughout week. Town can display if desired.
  - New building can offer year-round activities.
  - Fair materials going to print in the next week—flyers and posters. Can add town to schedule.
  - “Farm Friendly Community” signs available. Flyer with transportation and Ag info available.
  - Mr. DiCarlo commented that a manned booth/display at the fair may not be worth the effort. A static display was suggested.
  - Different posters and handouts can be done. A handout about the Ag Committee suggested. Put in a plastic holder hung near Farm Friendly sign.
  - Mr. Reily notes global struggles with food and the town’s perception regards to agriculture. Mr. DiCarlo thinks the fair may be the wrong venue for education. Mr. Soberon expressed a concern about the public’s lack of interest in learning about agriculture or many topics.
  - Ms. Reynolds will contact the local school system about ag connections in the schools.
  - Mr. Reily suggested sharing about local agriculture supporting global needs—the path from local farms to global markets. He also suggested a personal story.
  - Discussion about sharing local farm families stories. Constellation Brands may already have a story to tell.
  - Request Canandaigua farmers to tell their story suggested—a paragraph to tell the story. Ms. Reynolds said that this has been told before.

- Mr. Reily suggested a focus on the Sands family and their business that uses local vineyard products.
  - Ms. Reynolds says that she does not have a list of farmers. Mr. Henry noted a list.
  - Mr. Reily suggested focusing on the dairy co-op.
  - Ms. Reynolds noted there is two months to pull the info together. Ms. Reynolds said she can make a half-sheet handout and locate the signs. The committee will pull together other info.
  - Mr. Reily suggested the committee work via email what the display will include.
  - Mr. Reily suggested a historic hay making display. Mr. Jones has a hay display.
- **Agricultural Committee Membership**
    - Ms. Reynolds that the changes pending regarding Ag Committee membership is going to the Town Board. She noted that non-resident members on the committee could be an issue—two current members are non-residents. She noted current town code requires residents be on the committee. A date in August will be the public hearing. Ms. Reynolds suggested that the members can send the town board their comments, if interested, by August 1.
- **Solar Laws**
    - Ms. Reynolds noted that there may be changes coming to the town's solar laws.
    - Mr. Reily noted the grid/infrastructure can be restricted to control where solar goes. Mr. Soberon said those resources are put in by the solar companies.
    - Solar can not be built on active, viable farmland.
    - Mr. DiCarlo said solar may be an economic choice instead of housing development.

## **ADJOURNMENT AND NEXT MEETING**

**Adjournment @ 7:15pm. Next Meeting, July 14, 2022, 6pm**