

# Town of Canandaigua

5440 Routes 5 & 20 West  
Canandaigua, NY 14424

## AGRICULTURAL ADVISORY COMMITTEE

July 14, 2022, at 6:00 PM

Rev. 8/8/2022

### MEETING REPORT

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

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

**SECRETARY:** KIMBERLY BURKARD

**TOWN STAFF:**

**GUESTS:** ADELINE RUDOLPH

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#### CALL TO ORDER

- Mr. DiCarlo opened the Zoom meeting at 6:05 pm.

#### NEW BUSINESS

- **Ag Committee Membership Update**—Ms. Rudolph discussed the pending change (before the Town Board) to Ag Committee membership—number of members, residency status, and the secretary does not need to be a committee member. She asked about the “minimum of five members.” She noted that it does not specify the number of members. This is not in keeping with other committees and it is hard to know when there is a vacancy on the committee.
- There was discussion about the number of members and having a quorum. What does it do if you change it to seven members but only have five members?
- Mr. Reily said that the original committee included some people that had an interest but were not farmers.
- Ms. Rudolph also noted it was now a five-year term versus a three-year term.
- Discussion of quorum—active members versus member limit? There are five current members—will follow up Linda Purdy.
- Mr. Henry added that you can define a quorum—ex. three members.
- Ms. Rudolph will reach out to the Town Attorney regarding quorums.
- Mr. DiCarlo suggested seven members, once they find out more about quorums.
- The Town advertises when there are openings in committees and boards.
- **Discussion about Ontario County Fair**—Mr. DiCarlo said that the farm friendly signs will be displayed at the barns. He was unable to get information from the Farm Bureau regarding where farm products travel to. He suggested using some of the town maps to show what the committee is involved with. Static display. Ms. Reynolds has some information that can be shared about the committee. More preparation will be done for 2023 fair. Display will be in pavilion where the band preforms. Next year a presentation

is a possibility depending on how much traffic the 2022 display gets. The Committee agreed.

- **2023 Budget**—Mr. DiCarlo said he will need to find out what has been done so far this year. Ms. Rudolph suggested asking Ms. Silverstrim to find out what has been spent/how much is left. Mr. DiCarlo suggested a donation to Fun on the Farm event—budget usually spent on educational events. Mr. DiCarlo will follow up with Kate Silverstrim to get current amount, expenditures, plus what has been spent in the past. Budget discussion tabled until next meet.

## REFERRALS

- Planning Review Committee Referrals (May 16, 2022):
  - Mr. DiCarlo asked if there were additional maps as he did not know where these parcels were. Ms. Rudolph said that they had just gone to the PRC earlier in the week and that other materials were not yet available.
  - Ms. Rudolph said that one is at the corner of New Michigan Rd. and Canandaigua-Farmington Town Line Rd. Ms. Rudolph said the other was near Cooley Rd and Ms. Burkard said it was on the south side of Co Rd 30.
  - They are active farmland.
  - Mr. DiCarlo said that the Planning Board likes the Ag Committee's referral reviews. He also noted that the Planning Board wants to know the Ag Committee's thoughts on solar. Mr. DiCarlo said that the Planning Board is planning to present solar information to the Ordinance Committee.
  - Mr. Reilly said that solar is booming and there will be confrontation between the municipal government and developers. Mr. DiCarlo added that less feasible for housing development will increase solar pressure.
  - \$1500/acre per year solar lease rate, for 30 years.
  - Mr. DiCarlo said that a webinar he attended said that 90% solar projects don't get beyond the initial stages.

**County Road 30**

**TM # 69.00-1-52.120**

**143 acre parcel**

**Project includes two proposed community solar arrays to be placed on a portion of the subject property.**

TM # 69.00-1-52.120

Applicant is requesting a sketch plan review. The applicant wishes to place a large solar farm on approximately 40 acres of the parcel.

Review based on:

- Application materials on file as of 07/13/2022
- 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. Applicant states that project will impact 40 acres of farmland but that certain farming activities may still be allowed – sheep grazing.
- 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 close to the Brocklebank PDR.
- 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:

Property Analysis			
Type	Description	% Coverage	Acres
Agricultural District	ONT01	1000.0%	142.9
Ecological Community	Cropland	12.595%	18.0
Ecological Community	Mowed Lawn	0.342%	0.5
Ecological Community	Silver Maple-Ash Swamp	15.458%	22.1
Ecological Community	Successional Old Field	70.370%	100.6
Flood Zone	A	0.4%	0.5
NRCS Soils	Fluvaquents-Udifulvents complex, 0 to 3 percent slopes, frequently flooded	0.6%	0.9
NRCS Soils	Honeoye loam, 0 to 3 percent slopes	0.6%	0.8
NRCS Soils	Honeoye loam, 3 to 8 percent slopes	12.2%	17.4
NRCS Soils	Honeoye loam, 8 to 15 percent slopes	2.2%	3.1
NRCS Soils	Lakemont silty clay loam, 0 to 3 percent slopes	15.5%	22.1
NRCS Soils	Lima loam, 3 to 8 percent slopes	8.8%	12.6
NRCS Soils	Odessa silt loam, 0 to 3 percent slopes	19.8%	28.3
NRCS Soils	Schoharie silty clay loam, 0 to 3 percent slopes	31.3%	44.7
NRCS Soils	Schoharie silty clay loam, 3 to 8 percent slopes	9.1%	13.0
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	142.9
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	142.9
Utilities - Telephone	Finger Lakes Technology Group	100.0%	142.9
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	142.9
Watershed	S. Bk-W/S Divide to Hathaway Brook	100.0%	142.9
Wetlands - NWI	Freshwater Forested/Shrub Wetland	0.5%	0.8
Wetlands - NYSDEC	Class 3	8.5%	12.2

**Comments:**

- The Committee feels that this project would result in the loss of valuable agricultural lands in the Town as the land would be unavailable to farming.
- The site contains prime soils.
- The committee also wishes to point out that this location lies within the Town’s farmland protection areas and is close to other permanently protected farmland.

**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.”**

**Additional Meeting Comments:**

- Mr. DiCarlo said it was flat there and had Schoharie Silt Loam.
- Mr. Reily noted Mr. Soberon’s comments that it is definitely a loss of farmland.
- Mr. Reily said that it would definitely continue to place pressure on agriculture.
- Mr. Jones said that it was prime farmland.
- Ms. Burkard noted that it is in the new proposed Ag Overlay District. (Ms. Burkard said that it was approved by the Ordinance Committee and would move on for a public hearing.)
- Ms. Rudolph looked at a map and said that the parcel has soil of statewide importance, prime, and prime if drained. It is in the Padelford Brook Greenway and the Strategic Farmland Protection Area.
- Mr. Henry said that it is being used as farmland.
- The project would install solar panels.
- Mr. DiCarlo said it would be close to a PDR and the Brocklebanks farm it.
- Mr. DiCarlo said that the Planning Board is looking for additional comments on projects.
- Mr. Reily said that the project would:
  - Cause a loss of producing farmland
  - Be a loss of income for the farmer that is actually farming it
  - It has soil of Statewide Importance
  - It is prime farmland
  - It is in the Padelford Brook Greenway
  - It is close proximity to a PDR
  - It is in the Strategic Farmland Protection Area
  - It is in the proposed Ag Overlay District
  - And definitely impacts the loss of agricultural production in the town of Canandaigua
- Mr. DiCarlo said that this one meets every reason to say “no.”
- Mr. Reily said that it is a buffer from the development creep from Farmington.
- Mr. Jones asked if the town is seeking out alternative locations for such projects and encouraged such an activity.
- Mr. Henry said that there are 34 KV lines there. Ms. Burkard said that utilities are important for solar locations.
- Mr. DiCarlo motioned that “this is a loss of valuable farmland” and Mr. Reily seconded the motion. Motion carried by voice vote.

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**New Michigan Road**

**TM #55.00-1-1.100**

**62 acres**

**Project proposes a community solar array to be placed on a portion of the property.**

TM # 55.00-1-1.100

Applicant is requesting a sketch plan review. The applicant wishes to place a large solar farm on approximately 40 acres of the parcel.

Review based on:

- Application materials on file as of 07/13/2022
- 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. Applicant states that project will impact 40 acres of farmland but that certain farming activities may still be allowed – sheep grazing.
- Ag Plan Ratings. Parcel **DID** receive a rating from Ag Enhancement Plan. The rating was low but for the proximity to a PDR. This parcel is close to the Brocklebank PDR to the south and close to the Catalpa Acres PDR to the southeast.
- 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:

Property Analysis			
Type	Description	% Coverage	Acres
Agricultural District	ONT01	1000.0%	62.0
Ecological Community	Cropland	91.307%	56.6
Ecological Community	Pastureland	0.472%	0.3
Ecological Community	Successional Old Field//Successional Shrubland	7.168%	4.4
Flood Zone	AE	2.9%	1.8
NRCS Soils	Geneseo silty clay loam, 0 to 3 percent slopes	2.0%	1.2
NRCS Soils	Odessa silt loam, 0 to 3 percent slopes	30.4%	18.9
NRCS Soils	Odessa silty clay loam, 3 to 8 percent slopes	21.1%	13.1
NRCS Soils	Schoharie silty clay loam, 0 to 3 percent slopes	5.3%	3.3
NRCS Soils	Schoharie silty clay loam, 15 to 25 percent slopes	16.3%	10.1
NRCS Soils	Schoharie silty clay loam, 25 to 45 percent slopes	1.4%	0.9
NRCS Soils	Schoharie silty clay loam, 3 to 8 percent slopes	23.4%	14.5
NRCS Soils	Schoharie silty clay loam, 8 to 15 percent slopes	0.1%	0.1
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	62.0
Utilities - Gas	NATIONAL FUEL	0.0%	0.0
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	99.0%	61.4
Utilities - Gas	ROCHESTER GAS & ELECTRIC	1.0%	0.6
Utilities - Telephone	Finger Lakes Technology Group	100.0%	62.0
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	62.0
Watershed	S. Bk-W/S Divide to Hathaway Brook	100.0%	62.0

Comments:

- The Committee feels that this project would result in the loss of valuable agricultural lands in the Town as the land would be unavailable to farming.
- The committee also wishes to point out that this location lies within the Town's farmland protection areas and is close to other permanently protected farmland.

**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."***

**Additional Meeting Comments:**

- Mr. DiCarlo said that only 12% is farmland. Current town law is pretty simple, loss of farmland means that the project can't happen.
- Mr. Henry said that it is near his old farm.
- There was conversation about it looking like more than 12% farmland/being farmed on Oncor.
- Discussion about grazing animals under panels and farming under ones 20' high.
- Mr. DiCarlo said that it is mostly a grassy old field.
- Honeoye Loam
- Mr. Henry said that there is no gas on the property.
- There was discussion/confusion about the materials supplied. The projects were at the PRC earlier in the week. Ms. Burkard will follow up with Ms. Reynolds about the materials supplied.
- Mr. DiCarlo noted that both parcels were owned by people out of state. Fairport address noted but also a Florida address for same persons.
- Agricultural Data Statement noted. "Project is located in an Ag district? Yes. Is any portion of the project currently being farmed? Yes. How many acres? 40 acres. What is the proposed project site? 40 acres." It is a 62 acre parcel.
- Mr. Reily said:
  - It is property of significant soil
  - It would a loss of prime farmland
  - Farmland would go out of production
  - It is within the Padelford Brook Greenway
  - It is within the Strategic Farmland Protection Area
  - Same things apply as the first referral – not as close to a PDR
- Mr. Reily made the motion that this would be a significant loss of farmland. Mr. DiCarlo seconded. Voice vote carried.

**ADJOURNMENT AND NEXT MEETING**

- Mr. DiCarlo noted that the Ordinance Committee will be reviewing solar. He said that if the project is big enough (MegaWatts), the state can overrule the municipalities.
- Discussion about different renewable energy sources.
- Mr. Henry passed out information on old barns.
- Mr. DiCarlo will ask Ms. Reynolds about the maps for the fair.
- Mr. Reily made motion to adjourn, seconded by Mr. Jones. Voice vote carried.

**Adjournment @ 7:05pm. Next Meeting, August 11, 2022, 6pm**