



- Property **IS** located in Ontario County Ag District 1.
- Property **IS** currently farmed.
- Ag Plan Ratings. Parcel **DID** receive a rating from Ag Enhancement Plan. The rating was low overall but it rated very highly for soils –84% of the farmland is prime soils and most of the remaining acreage is farmland of statewide importance, meaning it is locally unique soils.
- Open Space Plan Ratings. Parcel **DID** receive a rating from the Open Space Master Plan. The parcel rated low overall.
- Property **IS NOT** in the Padelford Brook Greenway
- Property **IS** 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:
  - NOTE: 27 of the 32 acres (84% of this property) is prime soils = valuable farmland.

Property Analysis			
Type	Description	% Coverage	Acres
Agricultural District	ONT01	1000.0%	30.2
Ecological Community	Cropland	99.028%	29.9
Ecological Community	Mowed Lawn	0.802%	0.2
Ecological Community	Silver Maple-Ash Swamp	0.170%	0.1
NRCS Soils	Honeoye loam, 3 to 8 percent slopes	43.3%	13.1
NRCS Soils	Honeoye loam, 8 to 15 percent slopes	7.3%	2.2
NRCS Soils	Kendaia loam, 0 to 3 percent slopes	2.3%	0.7
NRCS Soils	Lima loam, 3 to 8 percent slopes	47.1%	14.2
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	30.2
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	30.2
Utilities - Telephone	Finger Lakes Technology Group	100.0%	30.2
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	30.2
Watershed	Canandaigua Lake	100.0%	30.2
Wetlands - NWI	Freshwater Forested/Shrub Wetland	0.4%	0.1

**Comments:**

- The Committee feels

**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.”*

**Comments from Meeting:**

- Mr. Kuenen (owner/applicant) shared information about the parcel. The proposal is to split the parcel into three lots. He noted the ZBA variance application (Chapter 174-9: Residential lots greater than 3 acres shall not have lot depths greater than 2.5 times the lot width. The proposed lots exceed the allowable lot depth.) He noted other nearby properties that are similarly long and narrow. He said that he has owned the land for fifteen years and that this parcel is being leased to Charlie and Ellen Miller. The prospective buyer for the 10-acre center parcel expressed their support at the ZBA meeting and look to keep a portion of the parcel in agriculture. The Parrish’s are interested in the north end parcel.

- Mr. Soberon said that Mr. Miller uses the north end of the parcel to access the adjacent parcel for agricultural purposes. Mr. Kuenen said that Ellen Miller says that they exit from the south end of the parcel.
- Mr. Soberon corrected that and said that is used when accessing Mr. Kuenen's parcel. Mr. Miller uses Hickox Rd for parking trucks to load/unload them.
- Mr. Soberon said that the access on Co Rd 32 to access the adjacent agricultural parcel (owner: Sauter, 80 acres) is very narrow for Mr. Miller. Access to that parcel is currently via the northern end of the Mr. Kuenen's parcel. There is also about 5 acres at the southern end (Schepisi) that Mr. Miller farms in conjunction with the Kuenen property.
- Mr. Kuenen noted when he purchased the property that it was continuous ag fields with adjacent parcels.
- Mr. Soberon said he is neighbor to Mr. Kuenen's parcel on the south. Mr. Soberon said there is access to the Sauter parcel on his property but there is no other access until the north end. The access on Mr. Soberon's property is not large enough for Mr. Miller's equipment.
- There was discussion about how Mr. Miller could not exit to the road on the north end.
- Mr. Kuenen asked Mr. Miller to not plant the north end as the prospective buyers want to build right away.
- Mr. Soberon said Mr. Miller had said he has also been asked not to plant the rest. Mr. Kuenen said Emma Thompson (prospective buyer of middle parcel) wants to eventually build a house near the road but is interested in keeping agriculture in the back portion—whether her or someone else farms it. Mr. Soberon said that there would be an access issue to have room for a house and then room to access the back acreage for ag.
- Mr. Kuenen told him that the ZBA said that if it is within a certain distance to the city that NY State would determine it prime soils. Mr. Soberon directed Mr. Kuenen to the Strategic Farmland Protection Area map in the room that includes the soil designations—which has to do with soil fertility and not distance to the city.
- Mr. Riley noted that this parcel is actively being farmed currently. It is prime if drained soil and Honeoye Loam. Mr. Riley said that Honeoye Loam is high quality soil and that it would definitely be a loss of productivity for the Miller Farm if they could no longer be able to farm this land. He said this land is within close proximity to their barns. This would be an agricultural loss.
- There was discussion about soil quality. Mr. Soberon said that the north part did not drain as well as other parts and the soil gets progressively better as you head south.
- Mr. Soberon said that the plans to subdivide already took 8 acres out of production.
- **Mr. Soberon made a motion that the plans to subdivide have already started to interrupt agricultural production in the plot and that the subdivision has the potential to further disrupt agriculture in the other plots. Mr. Riley seconded the motion. Voice vote carried.**
- Mr. Soberon explained to Mr. Parrish that the Ag Committee is just an advisory committee.
- There was discussion about how this was a large piece of contiguous farmland and that Mr. Miller will have to access the Sauter property via Co Rd 32, which he does via his driveway so there is a question about the nature of that access. Mr. Reily noted some driveway renovations that Mr. Miller made a few years ago.

**PLANNING BOARD FOR TUESDAY, AUGUST 23, 2022**

**CPN-22-053 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Anthony J. and Elizabeth Tripodi, owners of property at 5993 County Road 32.**

TM #96.00-1-39.111

Requesting a possible amendment to a previously-issued Special Use Permit (CPN-18-014, August 14, 2018) and Single-Stage Subdivision approval to subdivide an 81.267-acre parcel to create Lot #1 at 74.180 acres and Lot #2 at 7.087 acres.

**CPN-22-053            5993 County Road 32    TM #96.00-1-39.111**

Requesting a possible amendment to a previously-issued Special Use Permit (CPN-18-014, August 14, 2018) and Single-Stage Subdivision approval to subdivide an 81.267-acre parcel to create Lot #1 at 74.180 acres and Lot #2 at 7.087 acres. Planning Board application states that both the current use and intended use of the lots are residential however there is not a house on the proposed lot #1 so it appears that there may be future plans to construct a residence on the larger lot.

Review based on:

- Application materials on file as of 08/03/2022
- 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. There are horses and livestock on the property.
- Ag Plan Ratings. Parcel **DID NOT** receive a rating from Ag Enhancement Plan. Likely because it's not a crop farm, however there are horses, goats, etc. on the property.
- Open Space Plan Ratings. Parcel **DID** receive a rating from the Open Space Master Plan. The parcel rated low-medium, likely because of the size and the fact that there are steep slopes, and forest land on the property.
- 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 NOT** in the Canandaigua Lake watershed
- Soils/land cover for parcel is as follows:

## Property Analysis

Type	Description	% Coverage	Acres
Agricultural District	ONT01	999.6%	81.3
Ecological Community	Farm Pond/Artificial Pond	0.725%	0.6
Ecological Community	Mowed Lawn	3.785%	3.1
Ecological Community	Successional Northern Hardwoods	27.878%	22.7
Ecological Community	Successional Old Field	67.612%	55.0
NRCS Soils	Honeoye loam, 15 to 25 percent slopes	14.3%	11.6
NRCS Soils	Honeoye loam, 3 to 8 percent slopes	0.7%	0.6
NRCS Soils	Honeoye loam, 8 to 15 percent slopes	6.4%	5.2
NRCS Soils	Kendaia loam, 0 to 3 percent slopes	16.6%	13.5
NRCS Soils	Kendaia loam, 3 to 8 percent slopes	0.3%	0.2
NRCS Soils	Lansing silt loam, 15 to 25 percent slopes	20.8%	16.9
NRCS Soils	Lansing silt loam, 8 to 15 percent slopes	2.7%	2.2
NRCS Soils	Lima loam, 3 to 8 percent slopes	34.7%	28.2
NRCS Soils	Lyons silt loam, 0 to 3 percent slopes	3.6%	2.9
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	81.3
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	81.3
Utilities - Telephone	Finger Lakes Technology Group	100.0%	81.3
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	81.3
Watershed	S. Bk-W/S Divide to Hathaway Brook	100.0%	81.3

**Comments: The committee feels...**

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

### Comments from Meeting:

- Mr. Reily said that the Tripodi property abuts his property.
- The Planning Board application says that the land is currently being used for residential.
- Mr. Reily said that the applicant has a barn and a bunch of horses but it is not being actively farmed. He also noted grassland being used for motorcycles and snowmobiles. There is no access to the land other than the owner’s driveway. He noted that the land is really wet.
- Mr. Reily noted the land behind the barns is not farmed and just used to ride motorcycles in.
- Discussion about what was in the subdivision plans. No mention of what they intended to do with the subdivision.
- Discussion about being in an ag district but land used for recreation.
- **Mr. Soberon made a motion that this does not effect agriculture. Mr. DiCarlo seconded. Voice vote carried.**

### NEW BUSINESS

- **Ag Committee 2022 & 2023 Budget Planning**
  - Mr. DiCarlo said that they have not made much use of their budget in the past.

- **2022 Budget:** Mr. DiCarlo suggested that the Ag Committee make an educational donation to the Farm Bureau for the “Fun On the Farm” event. He noted that Ms. Reynolds suggested that they be specific in their plans.
- Mr. Soberon suggested earmarking the funds for signage and promotion of the event. He also suggested that if the town can still make signs, that signs be made for the event.
- **2023 Budget:** Mr. Reily suggested a dinner featuring local products at the County Fair. The committee would purchase the products for the event. Mr. DiCarlo noted that would need early planning. Mr. Soberon said that maybe the 4-H’ers could identify people to attend. Mr. Reily said that the H-4’ers could raise the chickens for the event. Mr. Reily suggested a fall, “harvest” dinner to be held in the fall—and maybe not Ontario County Fair. Mr. Soberon suggested planning the dinner for when the greatest chance of attendance would be, ie the fair. Ms. Burkard suggested a tasting event to give them more flexibility for their event. Discussion about other harvest styled events.
- Mr. DiCarlo said that he thought in the past that they had \$5000 budget. He said that they could ask for \$5000 for a 4-H dinner at the County Fair.
- Mr. Soberon suggested creating “farm-friendly” signs for permanent placement at the Ontario County Fair barns. He also suggested getting the sign shop to make fun on the farm signage.
- **2023 Budget:** Making “farm friendly” signage for Ontario County Fair. Mr. Soberon suggested making more signs that can be located throughout the community. He noted the limitations of locating them on streets (can only be coupled with the Town of Canandaigua signage). He is suggesting other locations for placement. The suggestion of locating them at park parking lots was made.
- **2022 Budget:** Make Fun on the Farm signage generic and use sticker for location and date. There is an opportunity to make a big deal as Fa Ba Farm is in the Town of Canandaigua. Fun on the Farm is held every other year and having it again in Canandaigua will not be soon. There are only two dairy farms in Canandaigua. Mr. DiCarlo with talk to Ms. Reynolds and Jim Fletcher about signs.
- Mr. Soberon said the best use of the 2022 budget was to get as many people as possible to the Farm on the Farm event at Fa Ba Farms. He also suggested making money available to bus school kids to the event. Mr. DiCarlo suggested giving it to the Farm Bureau with an earmark for such use.
- There was discussion about the purpose of agricultural outreach/education. Mr. DiCarlo noted that 3-5,000 people attend the Fun on the Farm event. Mr. DiCarlo said school kids attending via a field trip and coming back with parents on the weekend happens. Fun on the Farm exposes people to the information. Mr. Reily asked what portion of the ag plan does this fulfill—Comprehensive Plan, page 107, “Communicate with and educate residents regarding local agricultural operations and farmer interactions with the community.”
- **Mr. Soberon made a motion to use the 2022 Budget to promote the Fun on the Farm event. Mr. Reily seconded it. Voice vote carried.**
- There was a discussion about the community not knowing about the loss of ag land and how to make the community aware of that.
- Mr. Henry questioned about other ways to spend the budget. He would like to improve awareness. Ms. Burkard mentioned that the CIC is looking to have a marketing plan in 2023 to help them better communicate with residents and that is a similar goal.
- Mr. Soberon said that people need to be convinced that producing food is more important than producing electricity. He also noted that with agriculture, there are

some things that must be tolerated. He said that children are more receptive and reachable than other generations, esp. Millennials.

- Mr. Reily said he talked with Gary Kochersberger (ECB) about Ag Committee goals. Mr. Kochersberger suggested that the Ag Committee have interaction with the ECB and CIC. Mr. Reily suggested inviting members from other boards/committees to the Ag Committee meetings. Ms. Burkard noted that the CIC has representation from other committees and boards and that an Ag Committee representative is welcome to attend those meetings. Mr. Reily suggested the Ag Committee send representatives to meetings. They would need a schedule of when the meetings are held. Ms. Burkard noted she is on the ECB and discussed what the ECB does. She noted that the ECB is planning an environmental fair (October 22) and the Ag Committee is welcome to have a display or table there.
- Mr. Henry talked about the loss of Gary Davis from their meetings and suggested finding a Town Board representative to attend their meetings. Ms. Burkard suggested reaching out to Ms. Reynolds about that.

#### **ADJOURNMENT AND NEXT MEETING**

- Mr. Reily moved to adjourn. Mr. DiCarlo seconded.

**Adjournment @ 7:05pm. Next Meeting, September 8, 2022, 6pm**