

Town of Canandaigua

Open Space, Conservation & Scenic Views Master Plan



DRAFT: MAY 2018

TOWN OF CANANDAIGUA
OPEN SPACE, CONSERVATION AND
SCENIC VIEWS MASTER PLAN

DRAFT REPORT – MAY 2018

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PHOTO 1: WOOLHOUSE ROAD, VIEW TOWARD THE WEST

INTRODUCTION

Residents of the Town of Canandaigua and the Canandaigua Lake area enjoy a wonderful quality of life. Residents value the beauty of Canandaigua Lake and the rural character of the Town. The Town strives for a balanced community allowing for continued development while maintaining our farms, open space, scenic vistas, wooded areas and conservation lands.

The Town of Canandaigua's unmatched quality of life has helped to retain and attract residents. Over the past ten years, the Town's population has increased by nearly 30%. To ensure that development and conservation are properly balanced, this Plan documents the Town's natural, open space and scenic resources and presents strategies and implementation actions to preserve them for future generations.

The Plan describes the Town's open spaces and identifies those that are the highest priority for conservation. It evaluates potential tools that the Town can use to protect its open space resources. Finally it presents a detailed implementation strategy and action steps to ensure that the Town's open spaces continue to remain intact for future generations.

OVERALL GOAL

Preserve the Town's rural character and high quality of life by protecting its critical open spaces for their scenic beauty and health, economic, social and environmental benefits

GOALS

This Plan advances the following Goals of the 2011 Update to the Town's Comprehensive Plan:

- Goal #7: Conserve and maintain the land that provides critical open space and scenic resources.
- Goal #8: Create a network of linkages for wildlife habitat, scenic views and active recreational trails.

CANANDAIGUA OPEN SPACE, CONSERVATION AND SCENIC VIEWS MASTER PLAN

This Plan also advances and is consistent with the following Goals and objectives of the NYS Open Space Conservation Plan:¹

- To protect habitat for the diversity of plant and animal species in order to ensure the protection of healthy, viable and sustainable ecosystems.
- To protect our State's water quality, including surface and underground drinking water supplies, lakes, streams and coastal and estuarine waters needed to sustain human life and aquatic ecosystems.
- To maintain an interconnected network of protected lands and waters allowing wildlife to be able to shift range with climate change to follow natural migration patterns.
- To reestablish broad riparian corridors along, and around, water bodies throughout the State.
- To combat global climate change by adding to the tree canopy in our urban centers and urban communities in order to moderate temperature fluctuations, thereby lowering our energy consumption.
- To improve quality of life and overall health in our State's communities, especially those with limited current access to open space.
- To maintain critical natural resource industries such as farming, forest products, commercial fishing and tourism.
- To combat global climate change by sustainable stewardship of our State's forests for carbon sequestration and air quality enhancement.
- To combat global climate change by encouraging more compact community design patterns.
- To protect habitat to sustain the traditional pastimes of hunting, fishing, trapping and wildlife viewing.
- To provide accessible, quality outdoor recreation and open space to all New Yorkers.
- To provide places for education and research relating to ecological, environmental and cultural resources.
- To protect and enhance scenic, historic and cultural resources considered to be valued parts of the common heritage of our State's citizens.

¹ See http://www.dec.ny.gov/docs/lands_forests_pdf/osp2016final1.pdf

WHAT IS OPEN SPACE?

The Town of Canandaigua Open Space, Conservation and Scenic Views Master Plan identifies lands of conservation value to the Town. These include: natural ecological communities such as wetlands, woodlands, meadows and shrubland; farmland; and scenic vistas and places where people can observe these views.

For the purposes of this Plan, “open space” includes the following:

WETLANDS, WOODLANDS, FIELDS AND OTHER NATURAL ECOLOGICAL COMMUNITIES

- Natural land cover types such as forests, wetlands, fields and shrubland have open space value for their ecological function, as wildlife habitat, and to protect water quality.

AGRICULTURAL LAND

- Cropland and pasture act as a buffer between development and natural land cover types, streams and sensitive ecological communities. In addition, open farmland preserves the scenic landscapes in the Town. This Plan focuses on farmland’s scenic, ecological and hydrologic values. The Town’s Agricultural Enhancement Plan, completed in 2016, documents the value of farmland for producing crops and supporting the regional agricultural industry and recommends actions to retain farmland for agricultural production.²

STREAM CORRIDORS AND PONDS

- Streams and adjoining riparian buffers provide habitat for fish and wildlife. They are integral to the ecological and hydrological functioning of the surrounding landscape. Maintaining healthy stream corridors helps to protect the water quality of Canandaigua Lake and other waterbodies.
- Many small ponds located throughout the Town provide habitat for fish and wildlife as well as hydrologic benefits.

SCENIC VIEWS

- Lands with scenic beauty observable from publicly accessible view points in the Town of Canandaigua, as well as the points from which the public can observe the views (Common Public Viewing Areas), contribute to the rural character of the community and support the tourism economy.

Other land areas of conservation interest include areas of steep slopes, regulated wetlands, flood hazard areas, land near public or protected land, and historic sites. Although historic sites and other cultural features have conservation value, an inventory of these sites was not conducted as part of this Plan. A map of historic resources identified by the Town Historian is included in this Plan for reference.

Some lands referred to in the community as “open space” are not addressed in this Plan. For example, some open lands set aside as part of a conservation subdivision

² See

http://www.townofcanandaigua.org/documents/files/Canandaigua%20Ag%20Plan_Dec-6-2016_executive%20summary.pdf

plan may include mowed lawn and other land cover types that may not have conservation value to the Town as a whole.

Most of the Town's open space is privately owned; some is owned by the Town; and some is protected by a conservation easement. Some of the Town's open space is in public parks or accessible by existing trails.

Use of some open space for recreational purposes may complement its value for ecological function and scenic beauty. For example, some forests and other natural landscapes are suitable for hiking, cross-country skiing, fishing, hunting and wildlife observation. However, use of land for sports fields and other active recreation is not a focus of this Plan.

WHAT IS CONSERVATION?

In this Plan, "conservation" means the protection of open space to perpetuate their wild, scenic or open character and the ecological and other services they provide society. These services include retaining wildlife habitat, protecting water quality, and reducing risks from flooding and erosion, as well as preserving the beauty of open rural landscapes.

This Plan identifies and recommends a variety of conservation approaches. These range from temporary stewardship by current private landowners to permanent protection via public ownership, conservation easements, deed restrictions, transfer of development rights or purchase of development rights.



PHOTO 2: WOOLHOUSE ROAD FACING SOUTHEAST

SUMMARY OF PUBLIC INPUT AND STAKEHOLDER ENGAGEMENT

This plan incorporates input from the public regarding the prioritization of resources for long-term protection. As many of the Town's open spaces are privately owned, landowners and other stakeholders were engaged in the process.

LANDOWNER SURVEY

In November 2017, a survey was distributed to 366 landowners in the Town. The mailing list included owners of at least nine acres of woodland, wetland and/or land within 150 feet of a mapped stream. A total of 99 landowners responded to the survey, representing a response rate of 27%.

The survey respondents included 66 Town residents, of whom 27 also use their land for agriculture. Of the 33 respondents who do not live on their land year-round, 15 own farmland, 13 own forested or other natural land, and three own second or vacation homes.

The survey found that landowners are very interested in wildlife habitat, woodland and, to a lesser extent, scenic landscapes and creeks or streams. A majority of respondents (61%) support Town investment in the conservation of land, open space, natural and scenic resources. However, only 36% of respondents believe that the Town is currently a leader in the protection of natural resources.

LANDOWNER MEETING AND PUBLIC FORUM

Landowners and the public were invited to a meeting and public forum on November 8, 2017. Representatives from the Finger Lakes Land Trust, Ontario County Soil & Water Conservation District (SWCD) and a wetlands scientist from LaBella Associates presented information about the Town's open space resources, the planning process, and potential conservation approaches. Approximately 25 residents as well as members of the Town Open Space Team participated in the meeting.

PUBLIC SURVEY

The public survey, distributed through the Town's website and via e-mail, demonstrated strong public support for conservation of open space. The highest priorities were for scenic views, wildlife habitat, woodlands and streams. Survey results are summarized in Appendix B.

INVENTORY OF RESOURCES

Open Space, Conservation and Scenic resources in the Town of Canandaigua include:

- wetlands, woodlands, shrubland and other natural landscapes;
- streams and their adjoining buffer corridors;
- agricultural land;
- scenic vistas and viewpoints.

This section describes the conservation value of these resources to the Town and how they were identified and mapped. It identifies existing regulations that help to maintain the conservation value of these resources as well as factors that represent threats to these resources.

Historic sites, public parks, trails and other cultural resources complement the open spaces addressed in this Plan. Maps of these features are included for reference.

SOURCE OF LAND COVER MAP DATA

The primary source of data for the inventory and maps of natural and agricultural resources is the comprehensive land cover mapping completed by Dr. Bruce Gilman of the Finger Lakes Community College in 2002 for the Ontario County Planning Department.

The mapping was based on review of aerial photographs with additional field verification as needed. All land cover types were mapped and categorized based on the system described in the publication, “Ecological Communities of New York”, 2nd Edition, published by the NYS Department of Environmental Conservation’s Natural Heritage Program. The descriptions of ecological communities in this section are adapted from this publication. Additional detail and excerpts from “Ecological Communities of New York” are in Appendix E.

Agricultural land cover types were updated based on a review of more recent aerial photographs by LaBella Associates/ CC Environment & Planning for the Town’s 2016 Agricultural & Farmland Protection Plan.

In some cases the land cover has changed since this inventory; for example, some land mapped as “old fields” may now be agricultural, woodland or even developed. An updated inventory would be beneficial.

WETLANDS, WOODLANDS, SHRUBLANDS AND FIELDS

Natural ecological communities found in the Town include wetlands, woodlands, shrublands and meadows that were formerly farmed. Each ecological community provides habitat for characteristic plants and animals.

The New York Natural Heritage Program ranks each ecological community on a scale from S1 to S5, with S1 being the rarest and most imperiled in New York State. Nearly all of the natural land cover types in the Town are rated S5, which are considered “demonstrably secure,” or S4, which are “apparently secure.” Two wetland communities found in the Town – the Floodplain Forest and the Silver Maple-Ash Swamp – are considered “very vulnerable” (S2) with 2-20 occurrences Statewide, or somewhat vulnerable (S3) with 21-100 occurrences.

WETLANDS

Several types of wetlands are found in the Town. “Forested Mineral Soil Wetlands” typically have at least 50% canopy cover of trees and include seasonally flooded forests and permanently flooded or saturated swamps. The “Open Mineral Soil Wetlands,” characterized by less than 50% canopy cover of trees, include Deep Emergent Marsh, Shallow Emergent Marsh, and Shrub Swamp. Each wetland type offers conservation value as described below.

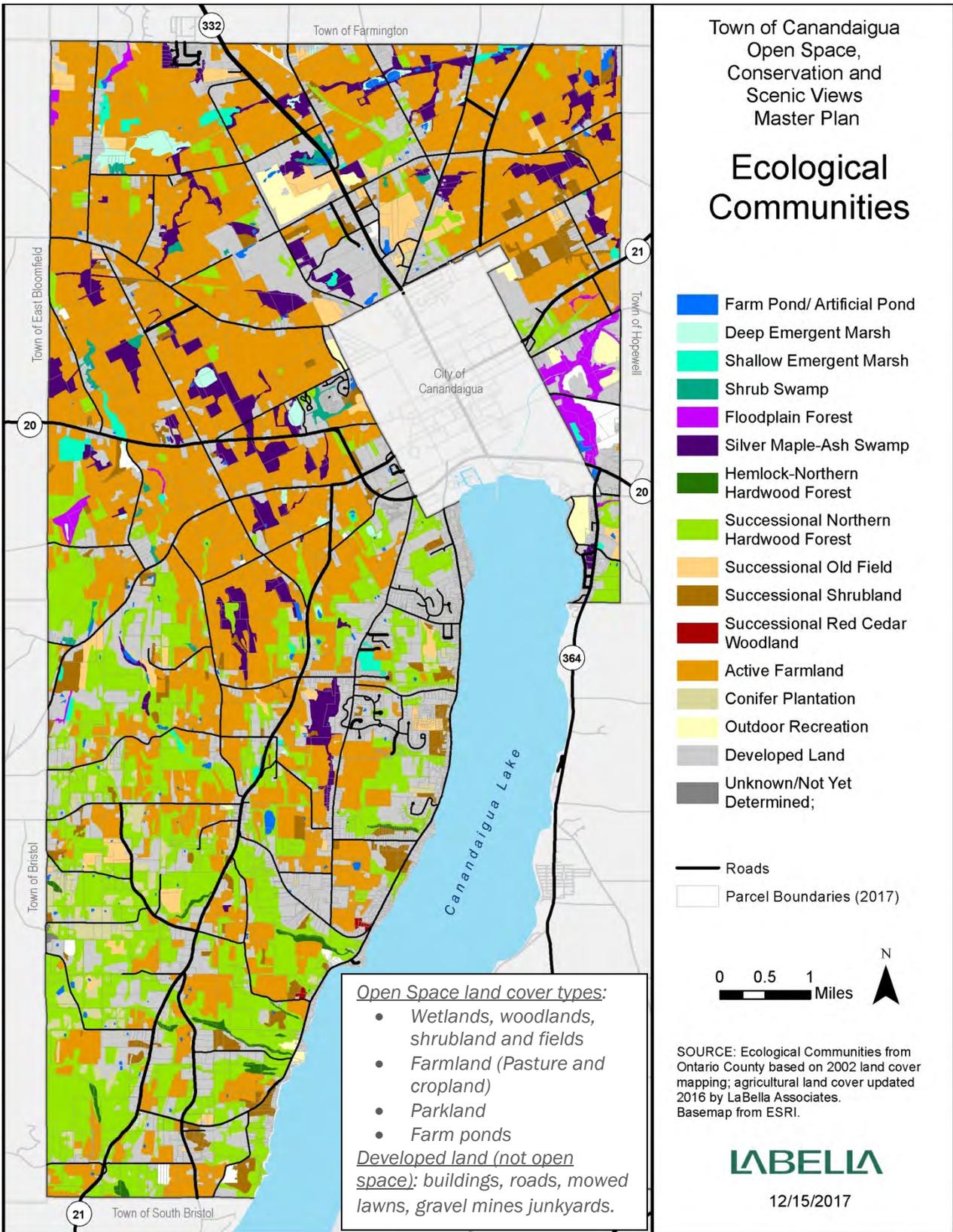
The two forested wetland communities found in the Town – Floodplain Forest and Silver Maple-Ash Swamp – are considered to be vulnerable in New York State. Based on the NY Natural Heritage Program’s Statewide ranking of S2 S3 for Floodplain Forest and S3 for Silver Maple-Ash Swamp, there are fewer than 100 occurrences of these types in the State.

Many of the Town’s wetlands are found in the northern part of the Town near and along Padelford Brook. This area has been designated for conservation in the Town’s Padelford Brook Greenway³ Plan, which was adopted by the Town as an Addendum to its Comprehensive Plan in 2015. (See Map 8: Public & Protected Land.)

³ See

http://townofcanandaigua.org/documents/large_files/adopted_padelbrook_greenway_plan.pdf

MAP 1: ECOLOGICAL COMMUNITIES



SILVER MAPLE ASH SWAMP

The Silver Maple – Ash Swamp is a hardwood basin swamp that typically occurs in poorly-drained depressions. These sites are characterized by uniformly wet conditions with minimal seasonal fluctuations in water levels.

Silver Maple Ash Swamps provide vital habitat for several different species of birds, amphibians, especially breeding salamanders, and mammals such as beaver. This is also an area that supports outdoor recreation for canoeing, kayaking, fishing, birdwatching and other activities. These communities are dwindling due to encroachment from development and associated stormwater run off.



PHOTO 3: SILVER MAPLE - ASH SWAMP (EXAMPLE - NOT IN TOWN)

Approximately 1,687 acres of Silver Maple Ash Swamp are found in the Town. Several relatively large examples of this community are located:

- west of Middle Cheshire Road (108 acres, largely coincident with NYS DEC wetland CL-9, Class 3)
- east of Woolhouse Road (46 acres, includes a portion of NYS Wetland CL-5, Class 3)
- north and south of Buffalo Street Ext. and east of Cooley Road (190 acres)
- north of County Road 30 and east of Brickyard Road (62 acres).

With a ranking of S3, this community is considered to be somewhat vulnerable in New York State.

FLOODPLAIN FOREST

The Floodplain Forest is a hardwood forest that occurs on river floodplains. Low areas are annually flooded in spring, and high areas are flooded irregularly. Some sites may be quite dry by late summer, whereas other sites may be flooded again in late summer or early autumn after heavy rains.



PHOTO 4: FLOODPLAIN FOREST (EXAMPLE – NOT IN TOWN)

These communities are very important for flood control. Floodplain Forests retain water and help relieve flood conditions from surrounding urban areas as well as reducing the amount of silt and other debris that end up in nearby rivers (NYNHP 2017). As these areas are prone to flooding and standing water for portions of the year, they are not prime development areas. In addition, these forested floodplains typically provide diverse habitat conditions that support a variety of wildlife.

DEEP EMERGENT MARSH

The Deep Emergent Marsh occurs on mineral soils or fine-grained organic soils (muck or well-decomposed peat) that are usually flooded. Water depths can range from 6 inches to 6.6 feet. Water levels may fluctuate seasonally, but the ground is rarely dry and there is usually standing water in the fall.

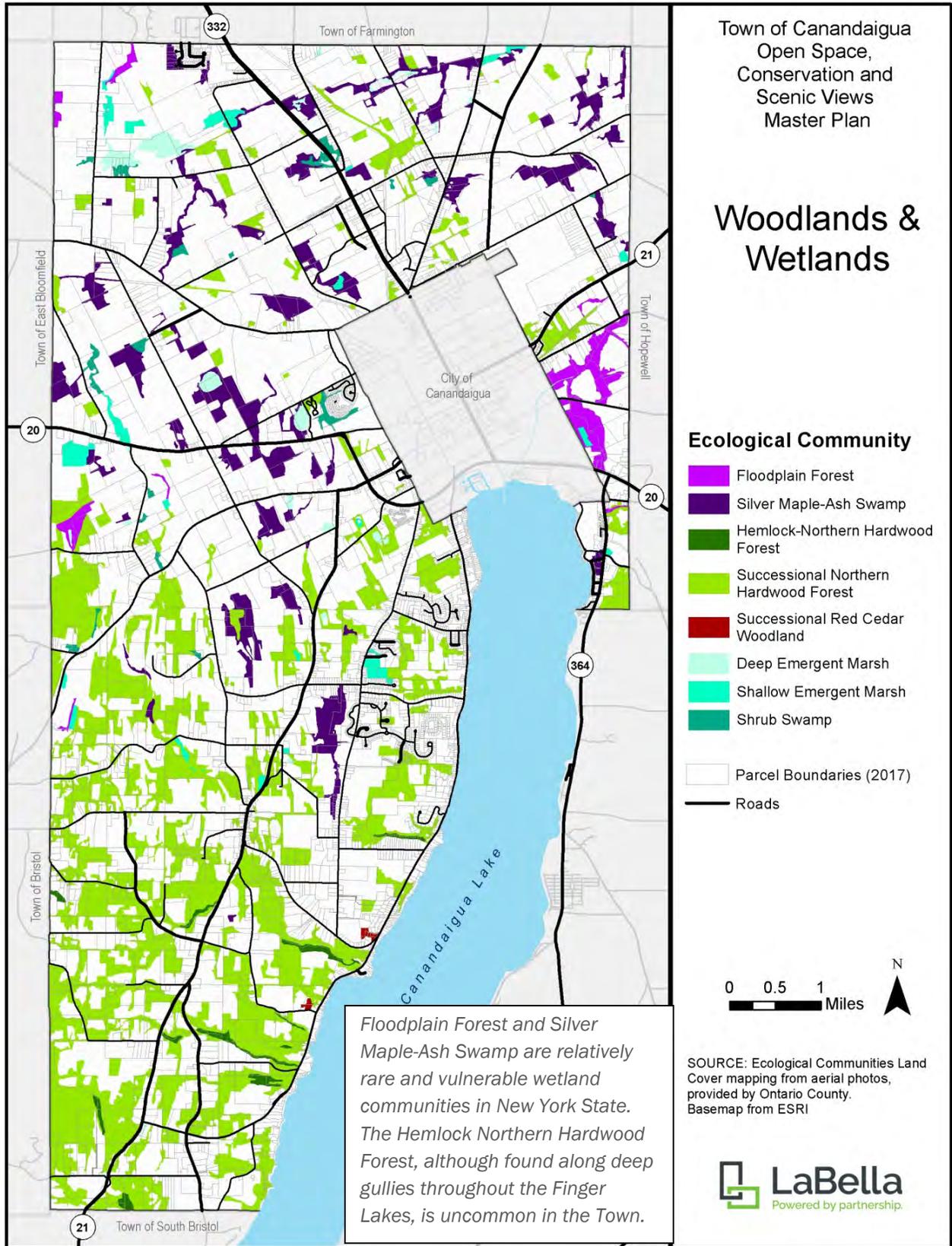


PHOTO 5: DEEP EMERGENT MARSH (EXAMPLE – NOT IN TOWN)

This community is ecologically important due to the habitat and recreational value it provides. For one, it provides habitat for numerous species of breeding birds, amphibians, reptiles and invertebrates. This is also an important habitat for muskrat. Some rare breeding birds may be found here, including bitterns and rails. These areas are often visited for outdoor recreation purposes such as fishing, wildlife observation, and canoeing/kayaking.

A total of 111 acres of Deep Emergent Marsh community are located in the Town. Many of these areas are wetlands regulated by the NYS Department of Environmental Conservation (NYS DEC), which classifies them based on their ecological value from Class 1 (most important) to Class 4. The best example of this community in the Town is found along Beaver Creek northeast of the intersection of New Michigan and Yerkes Roads. Classified by the NYS Department of Environmental Conservation as CG-10, Class 2 this wetland (NYS Wetland CG-10) is considered ecologically important and is subject to more stringent standards than other wetlands. Another example is located to the east of Cooley Road north of US Routes 5 & 20 (CG-18, Class 3).

MAP 2: WOODLANDS & WETLANDS



SHALLOW EMERGENT MARSH

The Shallow Emergent Marsh is a meadow community, typically dominated by cattails that occurs on soils that are permanently saturated and seasonally flooded. This marsh is better drained than a deep emergent marsh. Water depths range from 6 inches to 3.3 feet during flood stages, but the water level usually drops by mid to late summer.



PHOTO 6: SHALLOW EMERGENT MARSH (EXAMPLE – NOT IN TOWN)

The community supports a diverse array of bird, reptile and amphibian species. Other wildlife, such as deer, can also be associated with these habitats. Shallow emergent marshes also aid in flood control and water quality retention, due to their seasonal nature. In addition, these communities are often connected to deep emergent marshes, and help maintain a mosaic landscape which supports higher diversity of species.

Approximately 277 acres of Shallow Emergent Marsh are located in the Town. The largest examples are located along both sides of Brickyard Road and north of Yerkes Road (NYS DEC wetland), and north and south of US Routes 5 & 20 in the westernmost part of the Town.

SHRUB SWAMP

Shrub Swamps are dominated by tall shrubs, such as alder, dogwood and buttonbush, and occur in wet depressions or as a transition zone between a marsh or

swamp and an upland community. Approximately 167 acres of this community are found in scattered areas throughout the northern part of the town. The largest area is located west of NYS Route 332 and south of Yerkes Road. Other relatively large examples are located east of McCann Road and west of NYS Route 332 just north of Campus Road.

Various songbirds seek the cover of the shrub habitat present in Shrub Swamps for making nests, and the berries provide nutrients for birds during migration. Deer and other mammals eat the berries found on the shrubs and browse on the twigs in addition to using the shrubs as cover.

WOODLANDS

Two types of Forested Uplands are found in the Town: Hemlock-Northern Hardwood Forest and Successional Northern Hardwoods.

HEMLOCK-NORTHERN HARDWOOD FOREST

The Hemlock-Northern Hardwood Forest is a mixed forest that typically occurs on middle to lower slopes of ravines, on cool, mid-elevation slopes, and on moist, well-drained sites at the margins of swamps.

Approximately 147 acres of this community are found in the southern part of the Town adjoining successional northern hardwoods communities. These forests are predominantly found on steep slopes along gullies in the Town. As they have year-round evergreen cover, they provide shade that keeps stream waters cool.

These moist forests provide habitat for several mammal species such as deer, red and gray fox, porcupines, and coyotes. Although this forest community comprises a small portion of the Town's forests, its evergreen trees provide valuable habitat to wildlife because they produce year-round thermal cover, i.e., warmer winter temperatures and cooler summer temperatures.

SUCCESSIONAL NORTHERN HARDWOOD FOREST

The Successional Northern Hardwood Forest is a hardwood or mixed forest that occurs on sites that have historically been cleared or otherwise disturbed. With 6,748 acres, this community represents the majority of forest found in the Town. Examples of this community are located predominantly in the southern part of the Town. Most of these areas were cleared for farming by European settlers. Because the soils are less productive than farmland elsewhere in the Town, these lands became uneconomical to farm and were abandoned. Other areas, like those with steeper slopes were extensively logged. Most of these successional northern hardwood forests are between 40 and 90 years old.

The large, contiguous areas of forested land found in the southern part of the Town provide important habitat to wildlife species that live in the forest interior or require large areas of habitat. These forests are often filled with several species of breeding birds during the breeding season, such as barred owl, wood thrush or scarlet tanager. Additionally, these forests provide habitat for mammals such as deer, fox and bobcat. When these forests are found on the edge of wetland habitat, they can increase the presence of both bird and amphibian species that prefer both upland and wetland habitat types.

These forests often have “vernal pools,” or shallow temporary wetlands, in low lying areas that support breeding amphibians due to the absence of fish predators. These pools are some of the only places that freshwater shrimp are found. Additionally, these vernal pools provide critical habitat for breeding salamanders and wood frogs.

Furthermore, these forests are valuable for their wood production in New York. Responsible harvest of wood products is generally compatible with open space conservation and can provide valuable habitat diversity to a forest. In addition, wood products are used by the community and yield beneficial revenue to landowners, providing them an incentive to care for the land rather than subdivide and develop it.



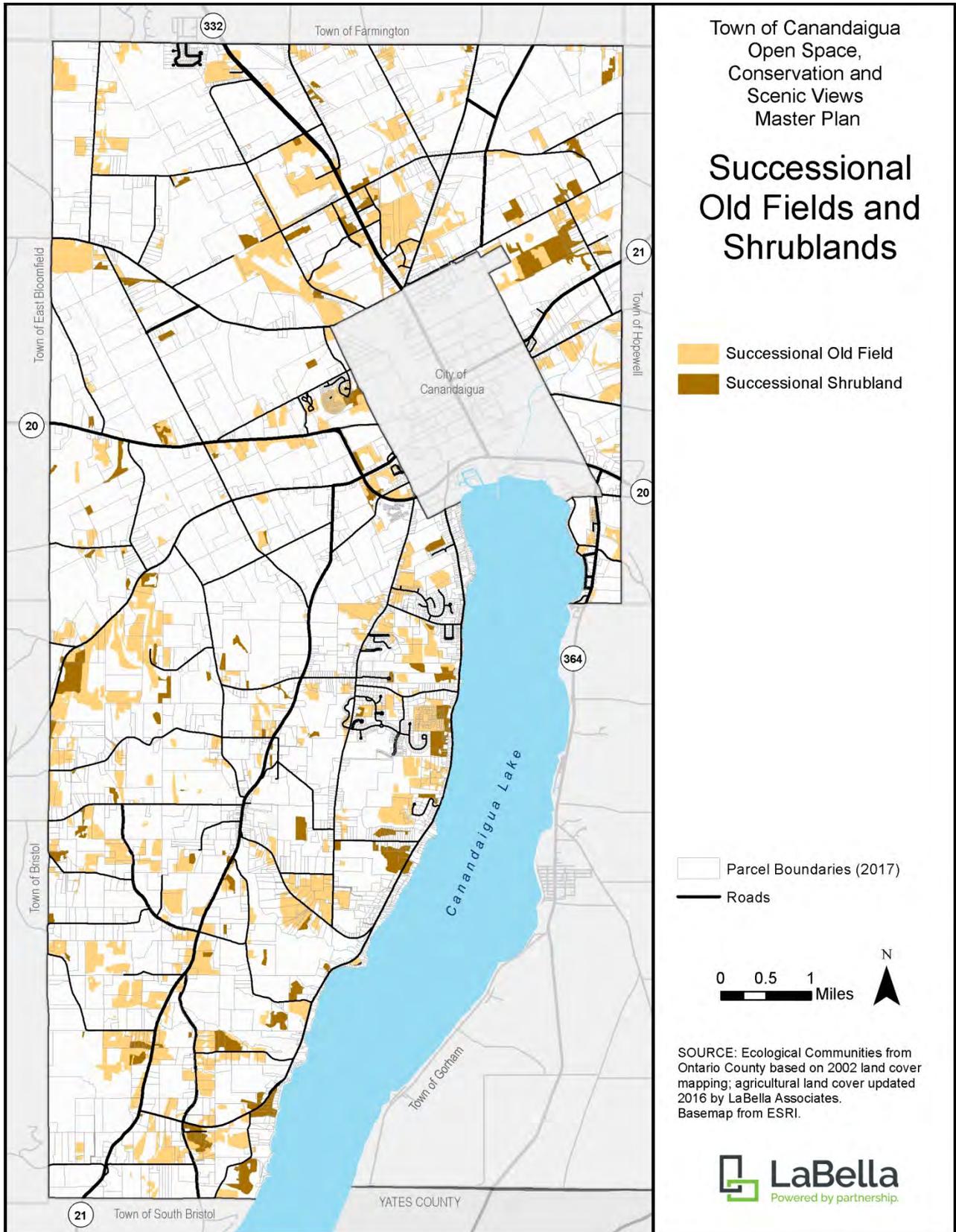
PHOTO 7: SUCCESSIONAL NORTHERN HARDWOOD FOREST (EXAMPLE – NOT IN TOWN)

OLD FIELDS AND SHRUBLAND

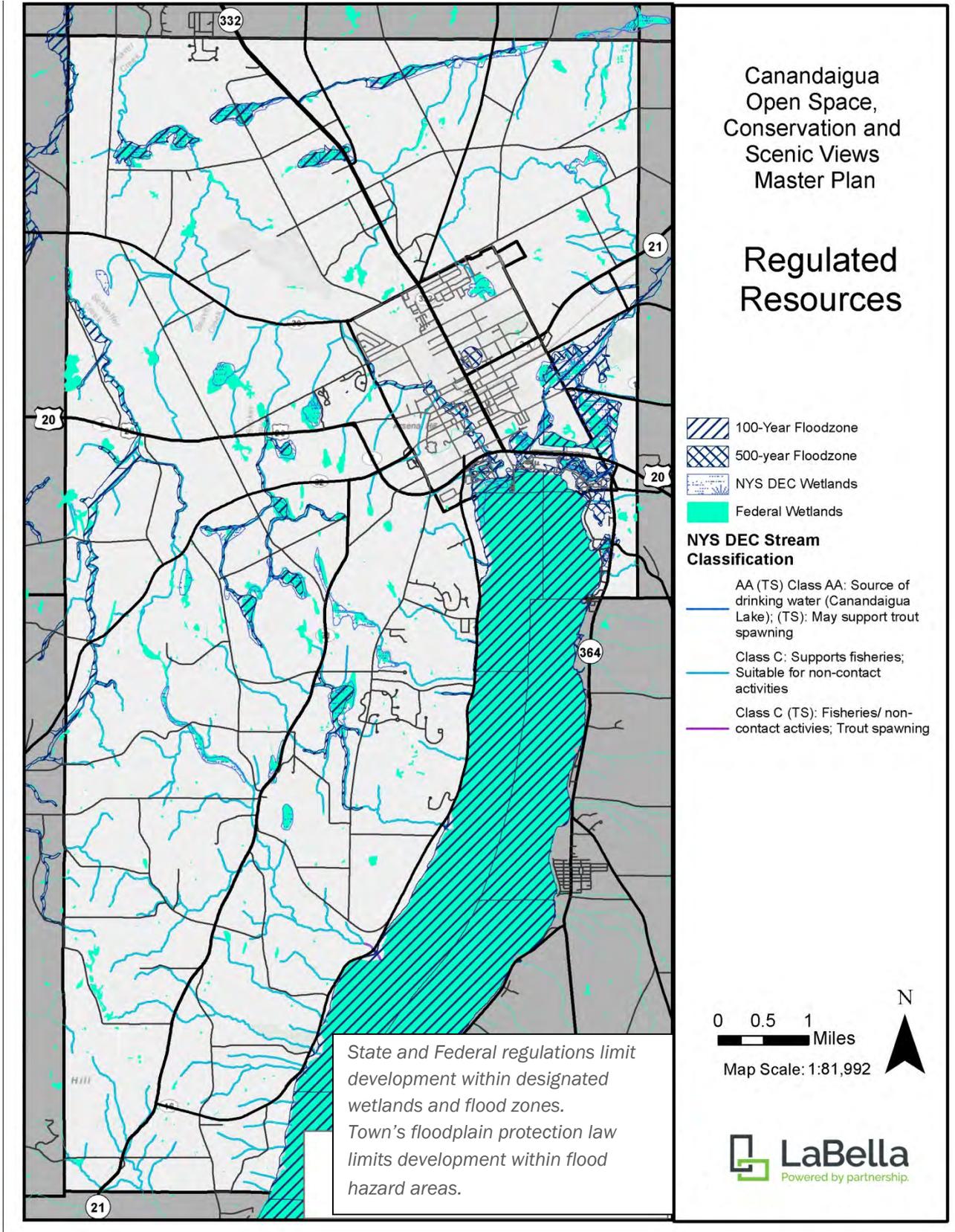
Successional Old Fields and Successional Shrubland are found on sites that were formerly cleared for agriculture and recently abandoned, having since reverted to natural vegetation. Old fields consist of mostly grasses and herbs. Approximately 4,108 acres of this community were identified in the Town when the land cover mapping was completed in 2002. As this is a relatively short-lived community, many of these areas may have transitioned to shrubland or forest.

Shrubland has at least 50% cover of shrubs. Approximately 1,180 acres are found in the Town. Shrubland is a very valuable habitat type for birds and other wildlife because they contain dense cover and an abundance of food sources, including berries and twigs. When they are left undisturbed, they will transition to a forest community.

MAP 3: OLD FIELDS AND SHRUBLAND



MAP 4: REGULATED RESOURCES



NYS ENDANGERED SPECIES PROTECTION



The NYS Endangered Species Act identifies and protects habitat of animals and plants whose survival is classified as endangered or threatened. The NYSDEC Natural Heritage Program maintains the official database of all known habitats of endangered, threatened, and special concern species. Appropriate NYSDEC Regional Office staff can provide guidance on permitting conditions and mitigation measures for activities that may be disruptive to the confirmed or potential habitats of the listed species. Any lawful activity that may result in an “incidental take” (i.e. as a consequence, not as the primary intent) of the endangered species, including any adverse modification of the protected species’ habitat, will require a permit.

FEDERAL ENDANGERED SPECIES PROTECTION

Passed in 1973, the federal Endangered Species Act sought to limit the extinction of the country’s native plants and animals. The federal list of endangered and threatened species and their habitat information in the New York State is maintained by the NYSDEC Natural Heritage Program. Any “incidental take” of federally listed terrestrial or freshwater species must obtain a permit from the U.S. Fish & Wildlife Service – of recent interest is the endangered Northern Long-Eared Bat. While there is no confirmed occurrence of Northern Long-Eared Bat in Ontario County, the protected species’ habitat patterns may change over time due to population decline and environmental factors. Supplementary regulation is the Bald and Golden Eagle Protection Act, which prohibits the “taking” of Bald Eagle and any adverse modification to their habitat without a permit from the Secretary of the U.S. Department of Interior.

INVASIVE SPECIES CONTROL



Starting in March 2015 under Part 575, NYSDEC started to regulate the possession, transport, and sale of select invasive species, both terrestrial and aquatic. NYSDEC maintains the official prohibited and regulated species list. Invasive species control measures can be added to construction specifications to avoid the introduction of the identified invasive species.

ENVIRONMENTAL IMPACT ASSESSMENT

In New York State, the State Environmental Quality Review Act (SEQRA) serves as an “umbrella law” that necessitates the consideration of potential adverse impacts on environmental resources in project planning or approvals. In addition to natural resources, it also considers impacts to historic and archaeological resources, environmental hazard sites, noise level, and energy usage. The analogous federal law is the National Environmental Policy Act (NEPA) that becomes applicable if a federal agency is involved in funding or approving a project.

POTENTIAL THREATS

Land development, the removal of natural vegetation and invasive species have the potential to affect the ecological function of existing woodlands and wetlands. Ecological benefits of open space include wildlife habitat, filtering stormwater runoff to protect water quality, and minimizing erosion.

LAND DEVELOPMENT

Land development presents the greatest threat to open space. Even small scale scattered development can impact ecosystems by fragmenting habitat or disrupting natural drainage.

INVASIVE SPECIES

Invasive species represent a threat to every type of ecological community found in the Town. Some plants not native to North America have become established here and have the ability to out-compete native vegetation and take over an area. This reduces the number of plant species present at a site, degrading the habitat value for wildlife. Examples include phragmites and knotweed in wetlands, and honeysuckle, buckthorn and swallow-wort in old fields and forests.

Insects and diseases represent threats to forest communities in the Town. In particular, the Hemlock-Woolly Adelgid (HWA) is an invasive, aphid-like insect that attacks Hemlocks.⁴ Damage caused by these insects to the forest can also affect water quality, as hemlocks along stream banks help to control erosion.

Oak wilt was identified in the Town of Canandaigua in 2016. This disease kills oak trees and is best prevented by restricting oak pruning to only winter months.

Additionally, the emerald ash borer is expected to cause widespread mortality to ash trees within the Town. In some forests this could be a significant percentage of canopy trees. Ensuring that native trees and shrubs replace the dying ash trees, rather than invasive plants, will be critical to the future health of these forest stands

The Finger Lakes Partnership for Regional Invasive Species Management (PRISM), based at the Finger Lakes Institute in Geneva, is an excellent source of information for landowners about how to identify, prevent or eliminate invasive species from their properties.

POOR FOREST MANAGEMENT

Proper management is essential to maintaining the ecological function and wildlife habitat in forests. Timber harvests can be used to manage a forest to ensure that it remains healthy. Professional foresters can advise landowners about how to carry out timber harvests in a way that results in the greatest benefit to the forest's health.

In contrast, poor forest management techniques can damage a forest. An example of a poor forest management technique is "high-grading," which is where a logger takes all the valuable trees and leaves only what is undesirable, leaving poor quality trees to comprise the future forest stand.

⁴ <http://www.dec.ny.gov/animals/7250.html>

Forest owners can find a forester for advice through the NYS Department of Environmental Conservation's website: <http://www.dec.ny.gov/lands/5230.html> .

STREAMS AND RIPARIAN CORRIDORS

Streams and the land adjoining them – called “riparian corridors” – are significant landscape features in the Town and support diverse plant and wildlife species. The natural vegetation along streams provides food and shelter for many species and serve as critical corridors for wildlife movement. In addition, vegetation within riparian corridors helps to stabilize stream banks, filter pollutants, recharge groundwater and store flood waters.

Within the Canandaigua Lake watershed, maintaining high water quality in streams helps to protect the water quality of Canandaigua Lake. For example, blue green algae blooms can be caused by runoff of polluted water. Vegetation along streams helps to filter stormwater and prevent it from flowing into lakes.

There are more than 121 miles of mapped streams in the Town. These range from substantial streams that carry water year-round to intermittent drainageways. Map 5: Streams, Ponds and Watersheds depicts the locations of streams and other waterbodies in the Town.

Those streams that carry water into Canandaigua Lake have a significant impact on the quality of water in the Lake. More than 65 linear miles of streams in the Town drain into Canandaigua Lake.

EXISTING PROTECTIONS

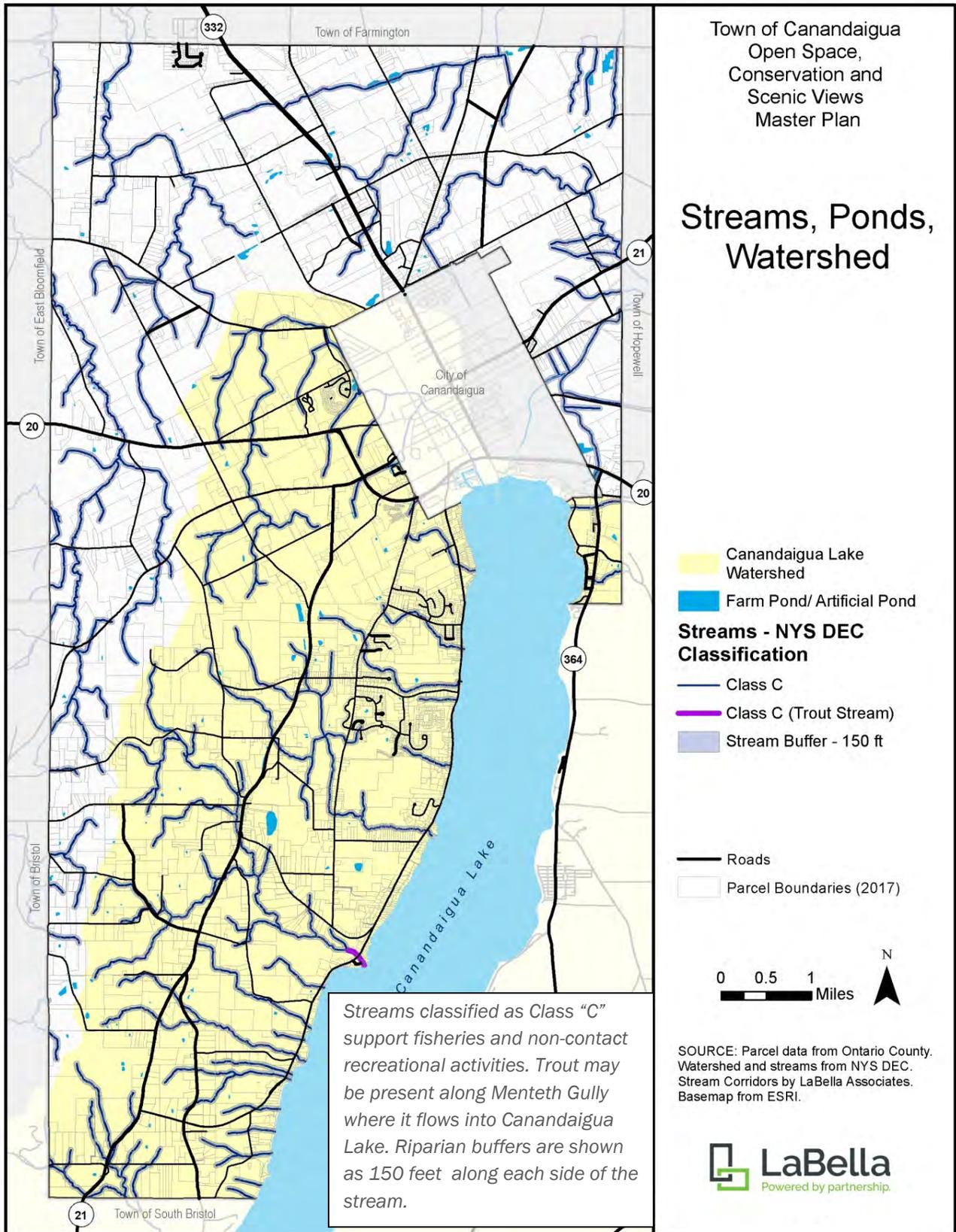
Disturbance of streams is regulated by the NYS Department of Environmental Conservation (NYS DEC.) The Town of Canandaigua regulates development within 100 feet of streams.

NYS ENVIRONMENTAL CONSERVATION LAW

In accordance with the NYS Environmental Conservation Law, the NYSDEC manages the Protection of Waters Regulatory Program to protect waterbodies from harmful impacts. All NYS rivers, streams, and ponds are classified (i.e. AA, A, B, C, D) for varying degrees of protection based on its existing or expected best usage – from drinking water source (AA or A) to waters supporting fisheries and suitable for non-contact activities (C). Waterbodies classified as AA, A, B, C(T), or C(TS) – T or TS for trout presence – are protected, and any activity disturbing their bed or banks requires a Protection of Waters Permit from the NYSDEC.

In the Town of Canandaigua, only one small segment of stream is classified C(T). This segment is located along Menteth Gully in the southern part of the Town where it empties into Canandaigua Lake. All other streams are Class C, which support fisheries and non-contact recreation. Class C streams are not subject to regulation under the Protection of Waters program.

MAP 5: STREAMS, PONDS, WATERSHEDS



The federal Clean Water Act requires the identification of impaired waters for which the NYSDEC considers the development of a Total Maximum Daily Load (TMDL) under the NYS Section 303(d) – this list of impaired waters is updated every two years. None of the streams in the Town are currently on this list of impaired waters.

TOWN ZONING CODE: PRESERVATION OF NATURAL FEATURES

Town of Canandaigua Zoning Code limits development within stream corridors. Town Code Section 220-9: Regulations applicable to all districts, A. Preservation of Natural Features, includes the following provisions:

- With a few exceptions, no structure shall be built within 100 feet of the bed of a stream carrying water on an average of six months of the year or within 25 feet of the mean high-water elevation of Canandaigua Lake.
- Except as part of an approved construction project or in accordance with an approved erosion control plan, no person shall strip, excavate, stockpile, or otherwise remove or relocate topsoil.
- No movement of earth or soil erosion shall be permitted at any time in any district which adversely affects conditions on any other property.
- Whenever natural features such as trees, brooks, drainage channels and views interfere with the proposed use of property, the retention of the maximum amount of such features consistent with the intended use of the property shall be required.

The provisions of this section are enforced by the Town Code Enforcement Officer. Residents may contact the CEO if they see disturbance within a stream corridor that is not part of an approved construction project.

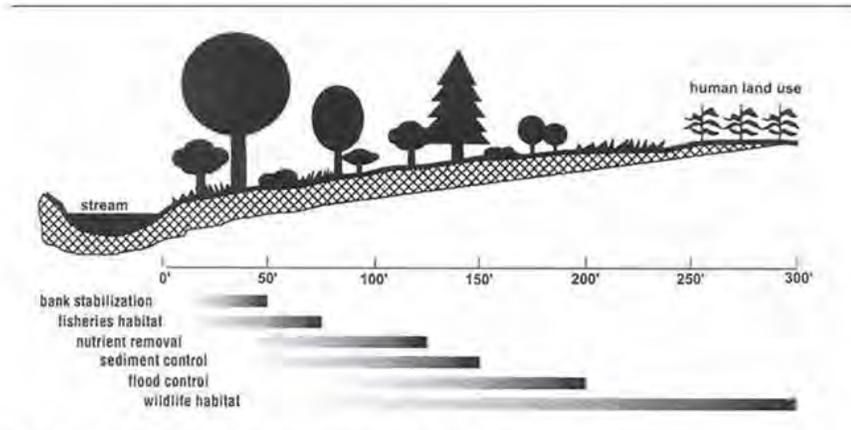
POTENTIAL THREATS

Development along streams can affect water quality as well as the wildlife habitat of riparian buffers. Removal of natural vegetation can cause erosion of stream banks and reduce the filtering of pollutants. Retaining or restoring vegetation adjoining streams can help to prevent erosion of soil and runoff of nutrients into streams.

Many riparian buffers have already been developed with lawns or structures, especially in the immediate vicinity of Canandaigua Lake. The Town's Zoning Board of Appeals is frequently asked to approve variances for lakeshore development within 100 feet of streams. Removing natural vegetation within stream corridors leads to increased erosion and less filtering of pollutants. When structures are located near streams, property damage occurs when the streams periodically flood.

CANANDAIGUA OPEN SPACE, CONSERVATION AND SCENIC VIEWS MASTER PLAN

As depicted in the figure below, a 50-foot buffer is typically minimal to maintain the stability of the stream bank; a 75-foot buffer maintains fisheries habitat; 125-foot buffer filters nutrients; and a 150-foot buffer is best to manage sedimentation. As each stream is different, field investigation would be needed to delineate the areas of sensitivity. In lieu of detailed mapping, a set width for the stream buffer (150 feet in the maps in this Plan) delineate the lands of conservation value.



Sample buffers for various environmental quality goals



PHOTO 8:EMERSON ROAD, VIEW TOWARD THE SOUTHEAST

FARM PONDS

Many of the ponds in Canandaigua were originally constructed as an economical and efficient way to retain water for livestock and irrigation. These ponds can also provide food, cover and nesting habitat for a variety of wildlife species.

Farm ponds or other artificial ponds occupy approximately 220 acres. These small ponds are located throughout the town.

STEEP SLOPES

Areas of steep slopes are susceptible to erosion which lead to instability and impact water quality. Map 6: Steep Slopes depicts those areas in the Town with slopes of at least 15%. These areas are located throughout the Town, with concentrations in the southern portion and along the lakeshore.

EXISTING PROTECTIONS

The Town of Canandaigua's Steep Slope Protection Law is intended to minimize impacts of development in areas with slopes of 15% or greater. The law requires site plan review by the Town Planning Board for development in areas of steep slopes that exceed certain thresholds. Where the disturbed area exceeds a certain threshold, the Steep Slope Protection Law prohibits the "removal of existing ground cover and root systems except when related to a permitted use."

POTENTIAL THREATS

Erosion along steep slopes can occur as part of construction activities or when natural vegetation is removed. Town regulations apply when a development is proposed along a steep slope. However, there are no regulations limiting the ability of private landowners to remove vegetation along slopes.



PHOTO 9: GOODALE ROAD, VIEW TOWARD THE EAST

MAP 6: STEEP SLOPES



AGRICULTURAL LAND

Actively farmed land maintains open space, contributes to the scenic beauty of the Town, helps to recharge groundwater, and acts as a buffer to natural ecosystems such as forest and wetland. Agricultural land cover was mapped in 2002 as part of comprehensive land cover mapping for the Ontario County Planning Department and updated for the Town of Canandaigua's 2016 Agricultural Enhancement Plan.

EXISTING PROTECTIONS

The Town's Agricultural Enhancement Plan delineated strategic agricultural protection areas where conservation of farmland is a high priority. This map is used in making decisions regarding siting of new development.

The Town has assisted several farmers in obtaining permanent conservation easements through the NYS Department of Agriculture & Market's Farmland Protection Implementation Program (Purchase of Development Rights.) A total of 1,539 acres in the Town are protected from development through this program.

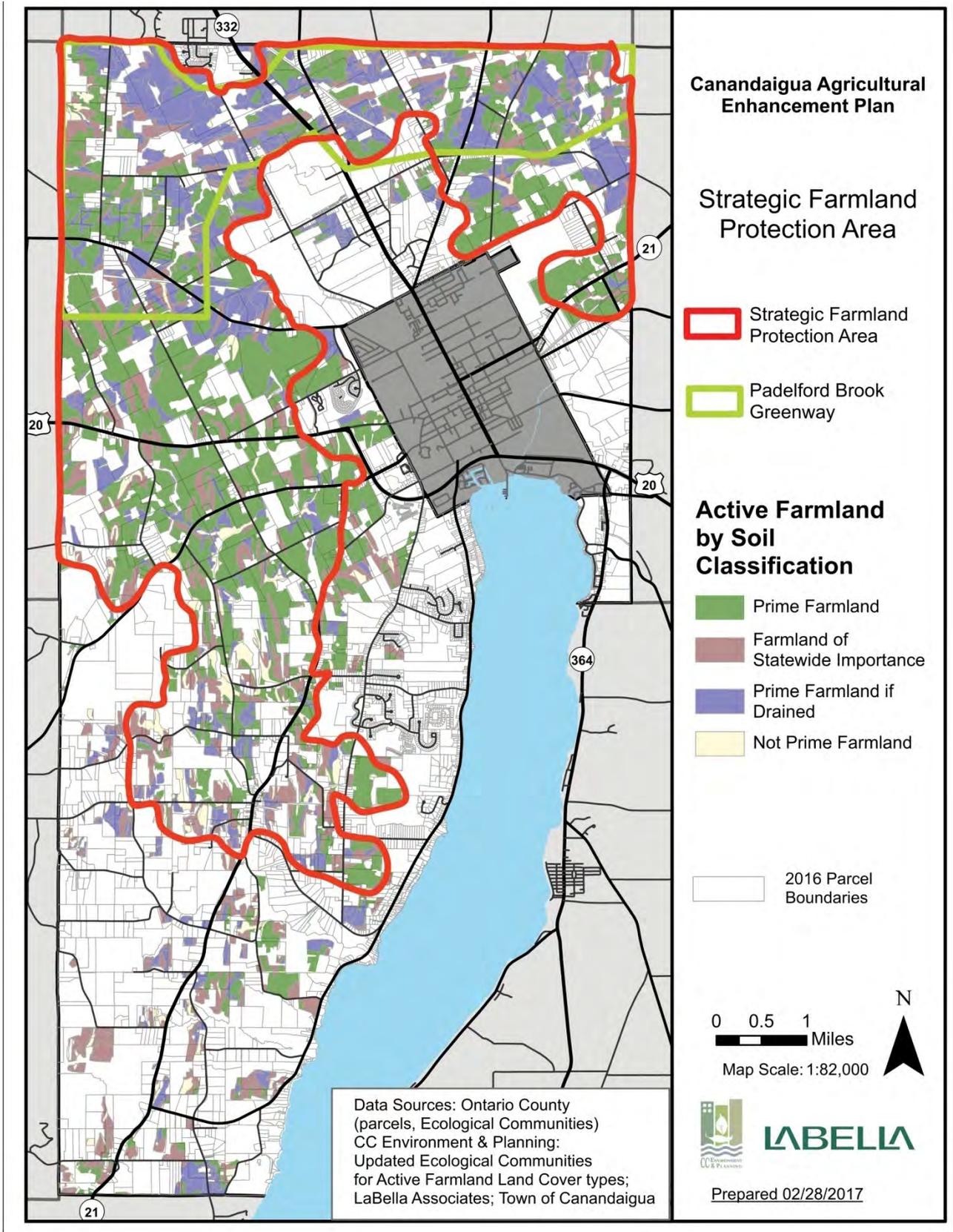
POTENTIAL THREATS

Farmland in the Town is under pressure in many areas for conversion to residential, commercial or industrial uses. Development of farmland would reduce open space, increase the amount of impervious surfaces, and remove valuable buffers to natural resources.

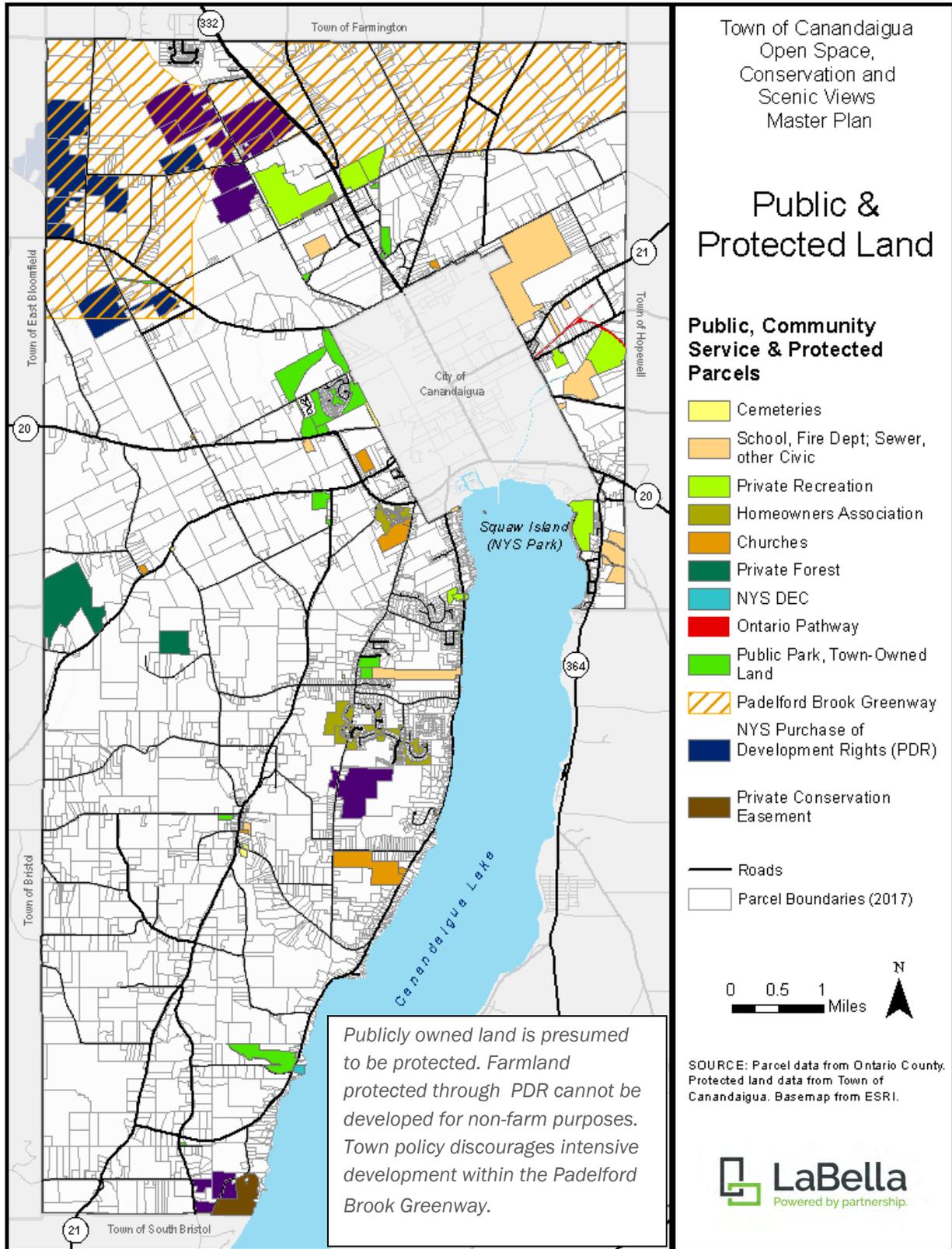


PHOTO 10: COUNTY ROAD 32, VIEW TOWARD THE SOUTH

MAP 7: STRATEGIC FARMLAND PROTECTION AREA



MAP 8: PUBLIC & PROTECTED LAND



PARKS AND TRAILS

Some public and private parks, trails and other outdoor recreation facilities help to maintain open space and the ecological value of natural landscapes while providing recreational opportunities to Town residents and visitors. The Town of Canandaigua has 161 acres in five developed Town parks, 23 acres for Miller Park and 85 acres of undeveloped natural land along Middle Cheshire Road. (See Map 8: Public and Protected Land.)

A 1.25-mile segment of the 23-mile Ontario Pathways trail runs along a former railroad in the eastern part of the Town between the City of Canandaigua and the Town of Hopewell. The trail is owned and maintained by Ontario Pathways, a not-for-profit organization. It is available for hiking, bicycling and horseback riding, as well as cross-country skiing and snowshoeing in the winter months. (See Map 8: Public and Protected Lands.)

A planned extension of the Auburn Trail would connect the City of Canandaigua through the Town of Canandaigua to the Town of Farmington and make connections to Blue Heron, Outhouse, Old Brookside, and Miller Parks and the Route 332 Business Corridor. The Peanut Line Trail, a proposed multi-use trail on the old Peanut Line railroad bed, would connect the northwest corner of the City of Canandaigua to the Town of Bloomfield, with connections to Richard P. Outhouse Memorial Park.⁵



PHOTO 11: ONANDA PARK

⁵ SOURCE: Town of Canandaigua Parks and Recreation Master Plan 2017-2022

SCENIC VISTAS AND VIEW POINTS

Areas that are visible from Canandaigua Lake and offer views of Canandaigua Lake have scenic value to the Town.

Scenic resources include:

- scenic vista points identified in the 2004 Lands of Conservation Interest Map and the 2006 Prioritization of Scenic Views;
- land visible from Canandaigua Lake;
- hilltops and ridges; and
- Views from locations accessible to the public, such as road shoulders and parks.

The table on the following page and Map 9: Scenic Views depicts the scenic view points identified in the 2004 and 2006 studies. Views from these vista points are documented by photographs taken in Fall 2016 by LaBella Associates. Each photo is identified by the key number on the map and the direction of the view.

This documentation is intended to guide the Environmental Conservation Board and other Town officials in review of proposals for land development and/or acquisition of land. However, the inventory has not been updated and is not comprehensive. Many of the views from these scenic viewpoints have changed since the original studies were conducted.

ESRI's ArcGIS 3-D Analyst software was used to determine what lands comprise the viewshed for each of the scenic viewpoints. Map 9 shows lands visible from one-half mile, 1 mile and two miles from one or more of the scenic viewpoints. ⁶ Photographs from each of these views are compiled in See Appendix D.

Map 10: Land Visible from Canandaigua Lake depicts those lands that are visible from Canandaigua Lake and the eastern lake shore. These areas may also offer views of Canandaigua Lake and the eastern shore.

EXISTING PROTECTIONS

Currently, there are no Town regulations that specifically address scenic views, other than the requirement that visual impacts be addressed as part of the NY State Environmental Quality Review (SEQR).

⁶ ESRI's Viewshed Analysis extension in ArcMap 10.4 was used to delineate viewsheds. For the Scenic View Points viewsheds, the analysis was run from a point six feet above the ground at each of the 35 view points. To identify land visible from Canandaigua Lake, the analysis was run from a line down the middle of Canandaigua Lake.

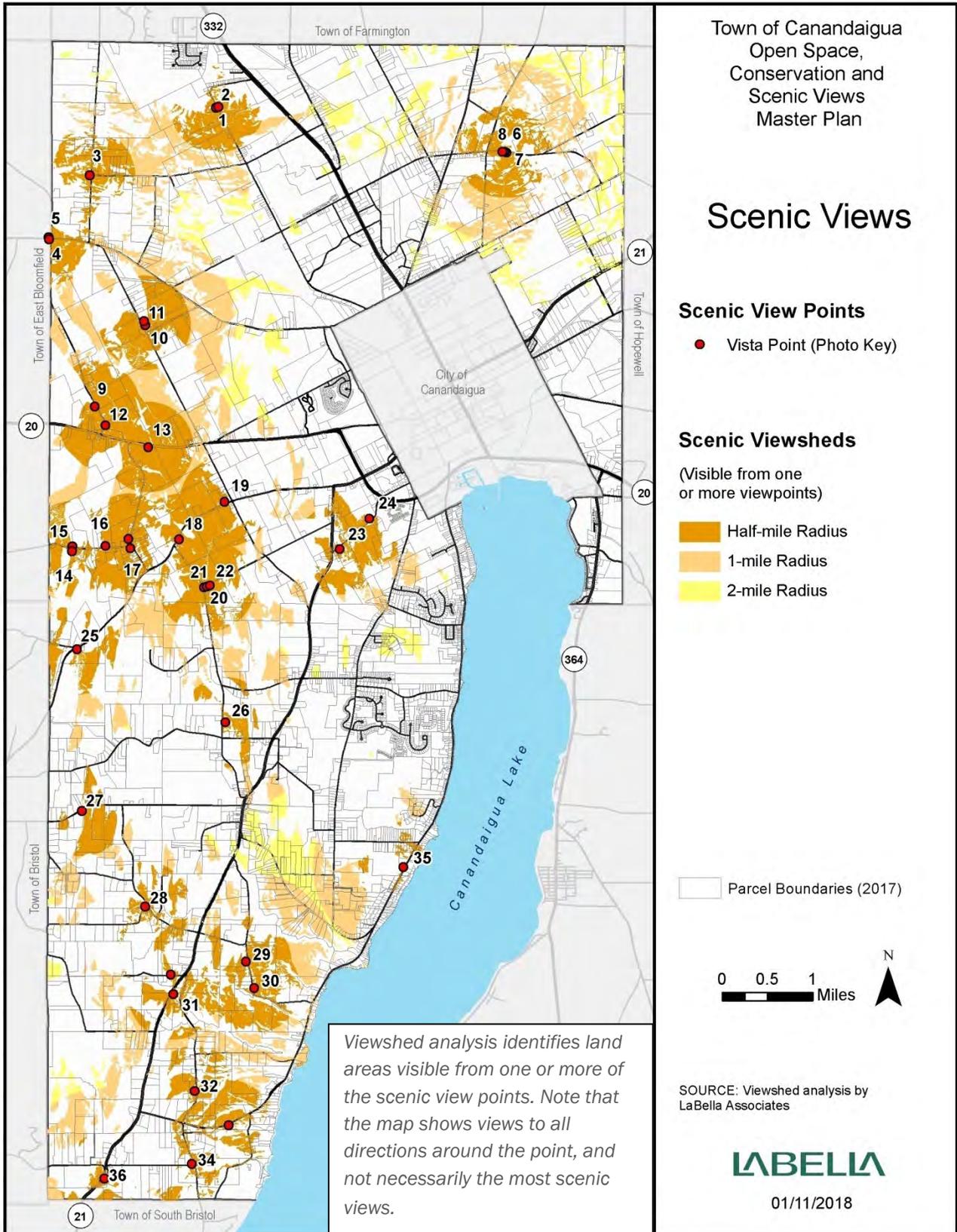
The Scenic View Points viewshed analysis created three separate viewshed polygons for each of the scenic viewpoints. The three polygons depict land visible from within one-half mile, one mile and two miles of the scenic view point. Map 8: Scenic Views combines the polygons from all 35 view points.

SCENIC VIEWS – MAP KEY AND PHOTOS

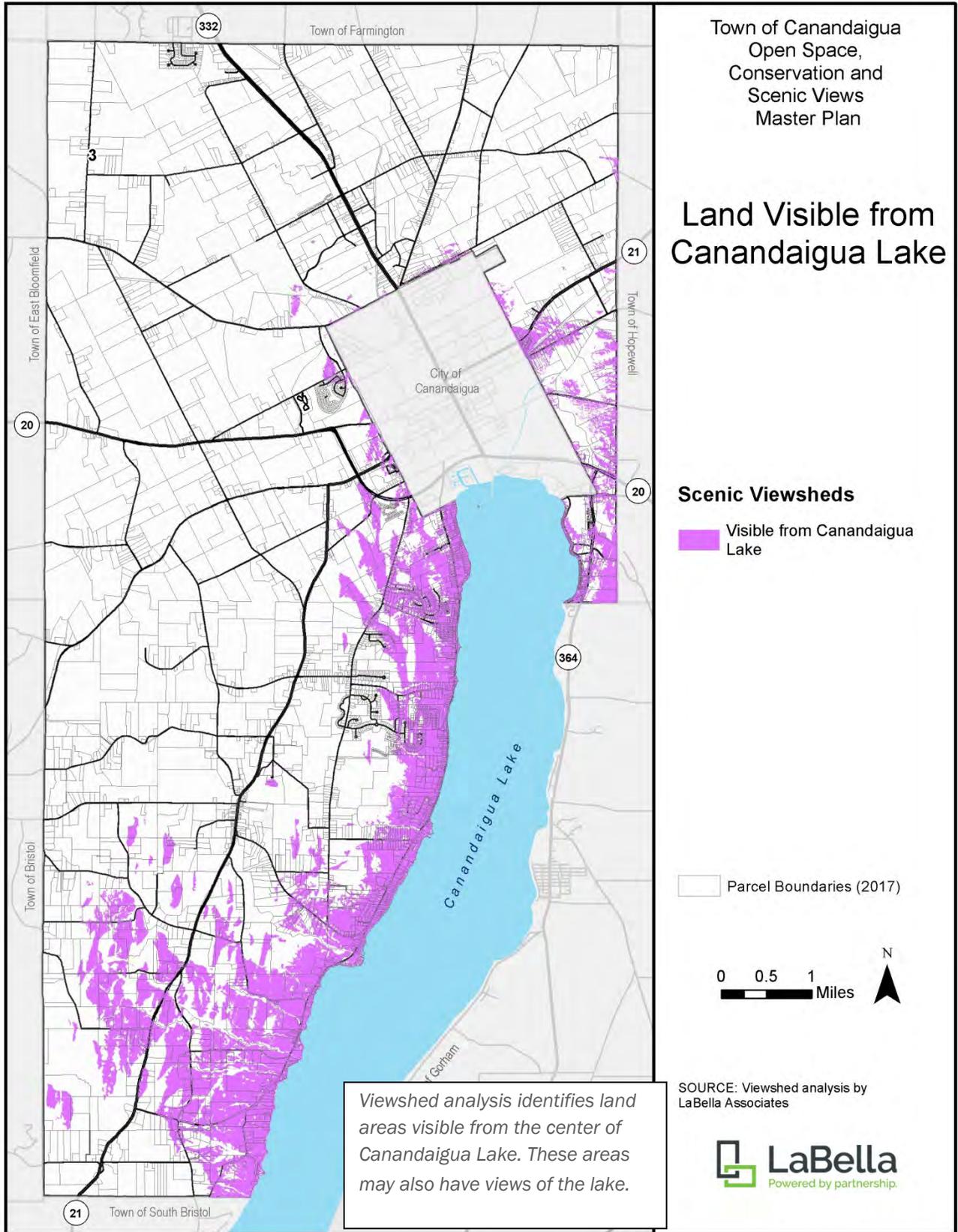
Map Key	View Toward	Location
1	W	Brickyard Road
2	E	Purdy Road
3	W	Yerkes Road
4	NE	County Road 30
5	SE	County Road 30
6	NW	Emerson Road
7	NE	Emerson Road
8	SE	Emerson Road
9	NE	McCann Road
10	E	Cooley Road
11	S	Cooley Road
12	SW	Route 5 & 20
13	S	Hopkins Road
14	N	Grimble Road
15	NW	Grimble Road
16	SW	Grimble Road
17	SW	Grimble Road
18	E	County Road 32
19	S	County Road 32
20	W	Woolhouse Road
21	S	Woolhouse Road
22	SE	Woolhouse Road
23	SE	Parrish Street Ext.
24	N	Parrish Street Ext.
25	S	County Road 32
26	SE	Woolhouse Road
27	E	Goodale Road
28	NE	Smith Road
29	E	Deuel Road
30	E	Deuel Road
31	E	Seneca Point Road
32	E	Seneca Point Road
34	E	Seneca Point Road
35	E	County Road 16
36	E	Route 21 South



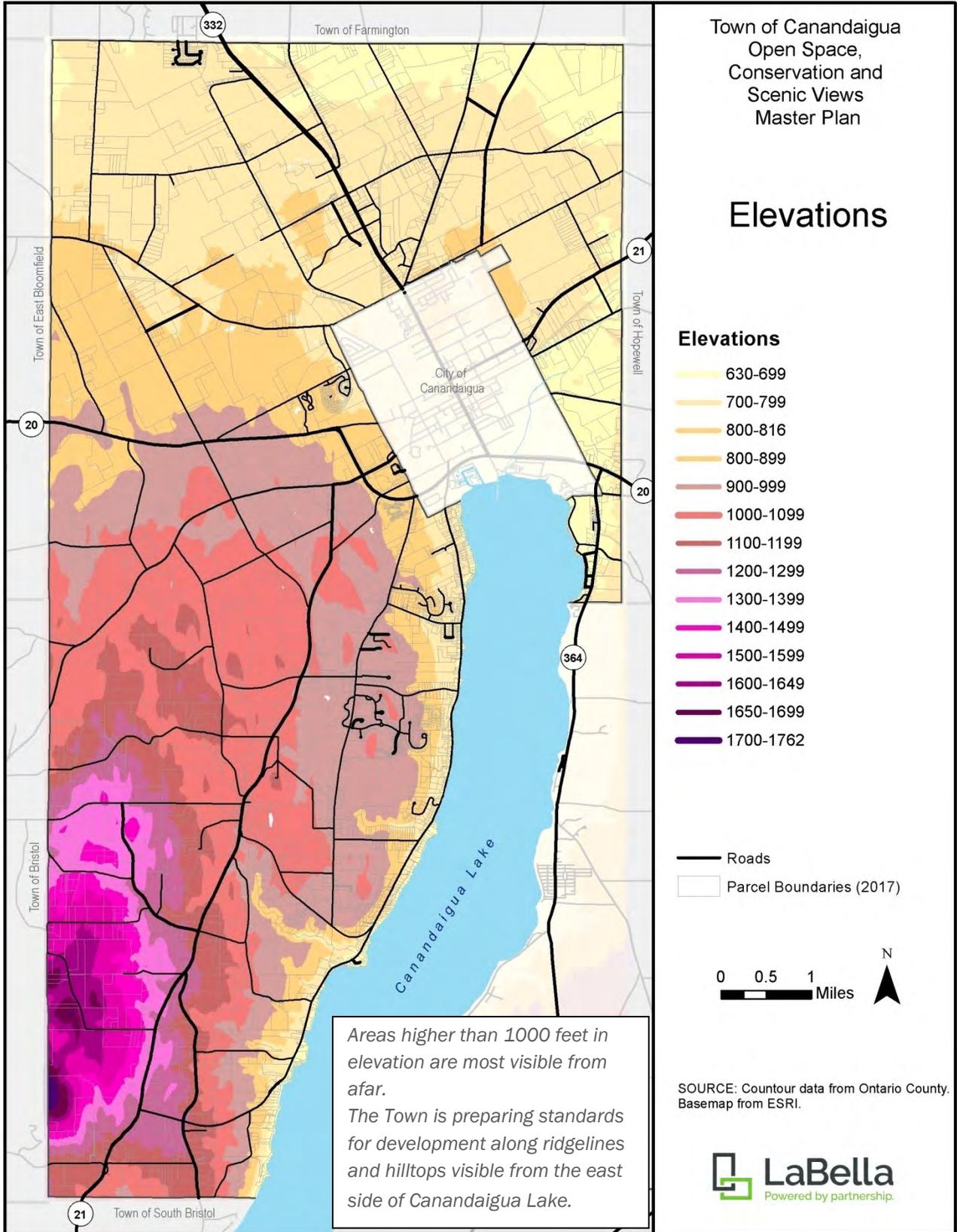
MAP 9: SCENIC VIEWS



MAP 10: LAND VISIBLE FROM CANANDAIGUA LAKE



MAP 11: ELEVATIONS



As the Town's ridges and hilltops are visible from long distances and contribute to the Town's scenic character, the Town's Natural Resources Inventory (NRI) Team has prepared a draft Ridgeline Conservation law for the Town Board's consideration. The purpose is to retain vegetation on ridgelines to preserve the views from Canandaigua Lake.

HISTORIC SITES

Historic barns, schoolhouses, cemeteries and other historic points are among the significant cultural resources in the Town. These complement the open space resources that are the focus of this Master Plan. Lands that include or abut these historic or cultural sites have a somewhat higher priority for conservation. The presence of these resources should be considered during the evaluation of specific sites for conservation.

The historic sites depicted in Map 12 were identified by the Town Historian in 2017.

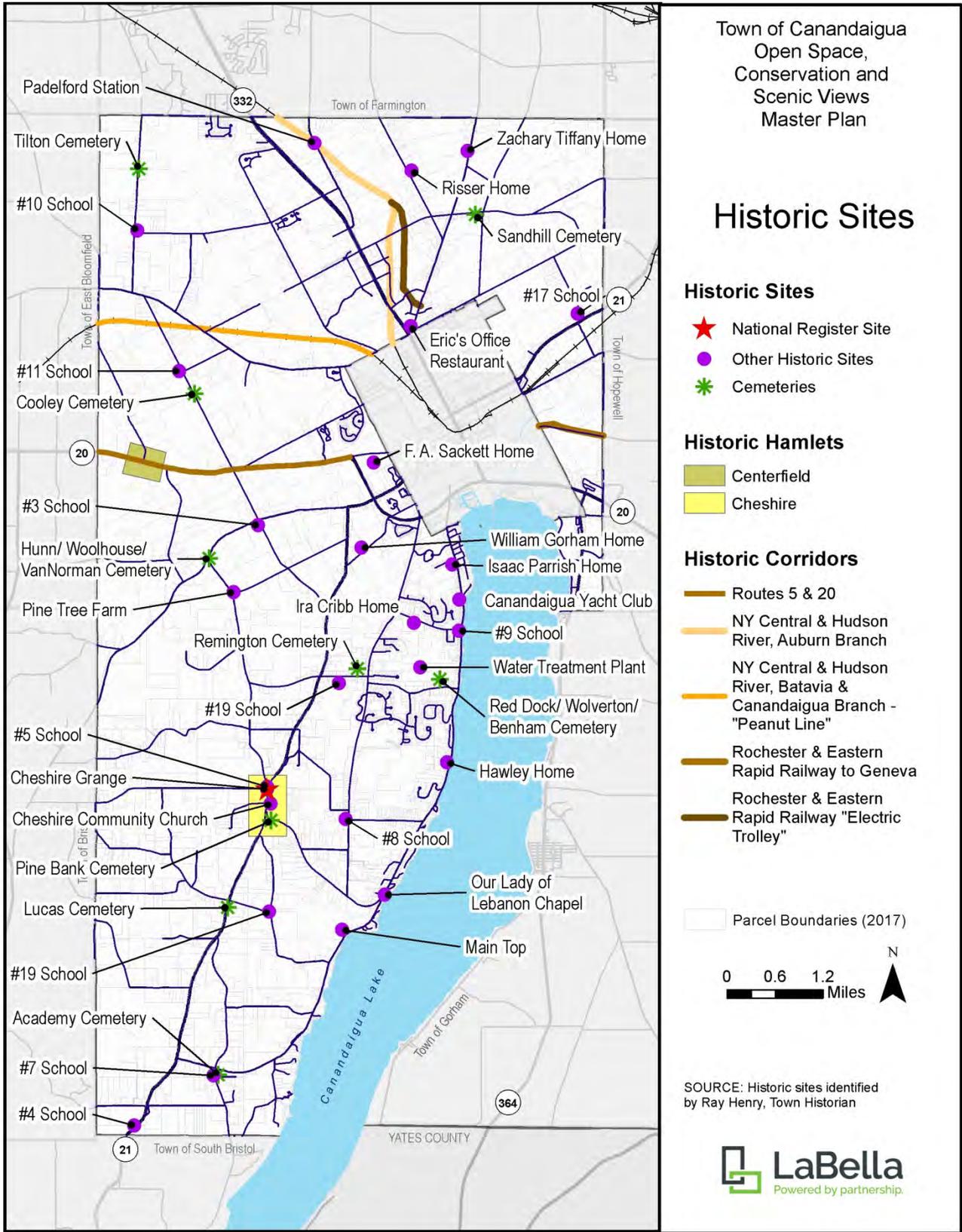
PUBLIC AND PROTECTED LAND

Publicly owned and permanently protected lands include public parks, agricultural land protected with a permanent conservation easement, and publicly owned land used for governmental purposes such as schools and government offices. The location of protected land, as depicted in Map 8, is a factor in the evaluation of land for protection.



PHOTO 12: SENECA POINT ROAD, VIEW TOWARD THE EAST

MAP 12: HISTORIC SITES



OPEN SPACE CONSERVATION PRIORITIES

The overall goal of the Open Space, Conservation, and Scenic Views Master Plan is to preserve the Town's open spaces for their health, economic, social and environmental benefits and to maintain the quality of life for the residents of the Town of Canandaigua. ,

Open space is of value to the community in many ways, including ecosystem and wildlife, hydrological function, scenic views, agricultural production, and recreation. This plan recognizes that efforts to protect or preserve land with open space and conservation value need to consider the range of values that the land provides.

ECOLOGICAL COMMUNITIES

Land cover – based on the ecological community classification assigned to each acre of the Town's land area - is the primary way this Plan identifies and prioritizes open space resources. Land cover types that are considered to be "open space" include forests, wetlands, fields, shrubs, ponds and farmland.

The forested land located mostly in the southern part of the Town is an important resource for wildlife habitat. The Strategic Forest Protection Area delineated in Map 13 is intended to show those areas where conservation and land acquisition efforts would be most beneficial to forest and wildlife habitat.

STREAM CORRIDORS

Vegetation along streams has value for wildlife habitat, filtering pollutants, and preventing erosion. Because of the need to protect Canandaigua Lake as a drinking water supply, land along streams that flow into Canandaigua Lake watershed is a higher priority for conservation than land in other watersheds.

STEEP SLOPES

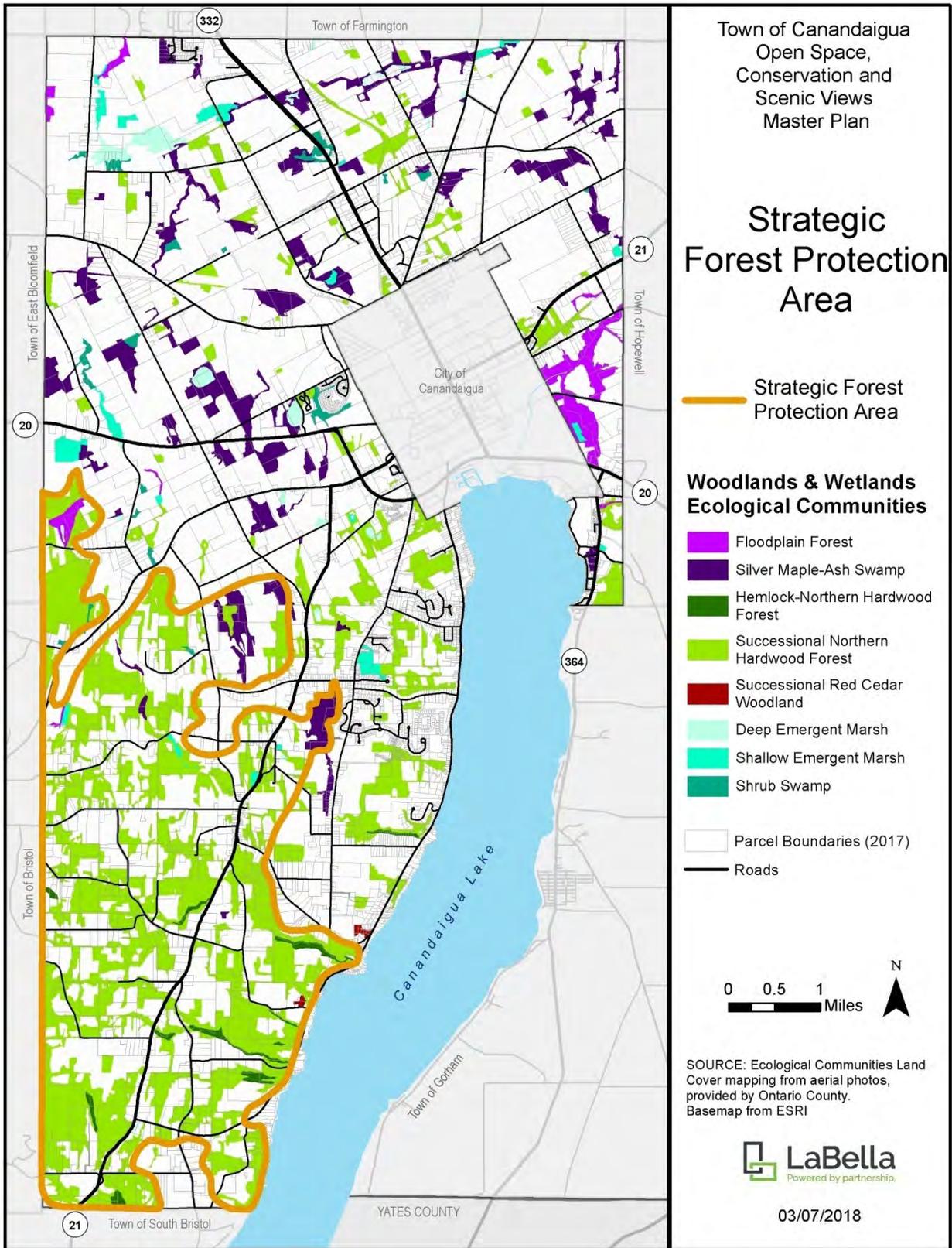
Areas of steep slopes are susceptible to erosion which can affect the stability of slopes and cause sedimentation of water bodies. Slopes of at least 15% are considered steep. The priority for protection is greater for slopes that are very steep (25% to 40%) and extremely steep (40% or greater.)

PROXIMITY TO PUBLIC, PROTECTED OR RECREATIONAL REGULATED LAND

Land that is publicly owned or otherwise preserved can increase the conservation value of natural resources. Public and protected lands also offer a buffer to the lands with conservation value.

Open space that adjoins public and private recreational areas add value to these facilities. Open space along proposed trails may be suitable for acquisition in the future for recreational use.

MAP 13: STRATEGIC FOREST PROTECTION AREA



SCENIC RESOURCES

The scenic beauty of land throughout the Town contributes to the character of the community. Land with views of Canandaigua Lake – which is also visible from Canandaigua Lake and the eastern shore of the lake – are important scenic resources. Scenic views from points throughout the Town that were identified in previous planning studies are documented in this Plan with photographs and viewshed mapping.

Consideration of scenic value should continue to be a factor in review of specific development projects and potential acquisition of land or easements for conservation purposes.



PHOTO 13: DEUEL ROAD, VIEW TOWARD THE EAST

PARCEL RATING

A Parcel Rating system is intended to guide the Town in selecting lands for long-term protection. The parcel rating system assigns a score to each parcel that is at least 5 acres in size and has at least one acre of open space.

The rating system assigns scores to the following open space features:

- Natural or agricultural land cover
- Steep Slopes
- Canandaigua Lake Viewshed
- Stream Corridor
- Regulated Feature

The table on the following page summarizes the rating system methodology and the multipliers assigned to each feature. The most highly rated parcels are typically large in size and include substantial areas of woodland, wetland and/or agricultural land as well as steep slopes and land along streams.

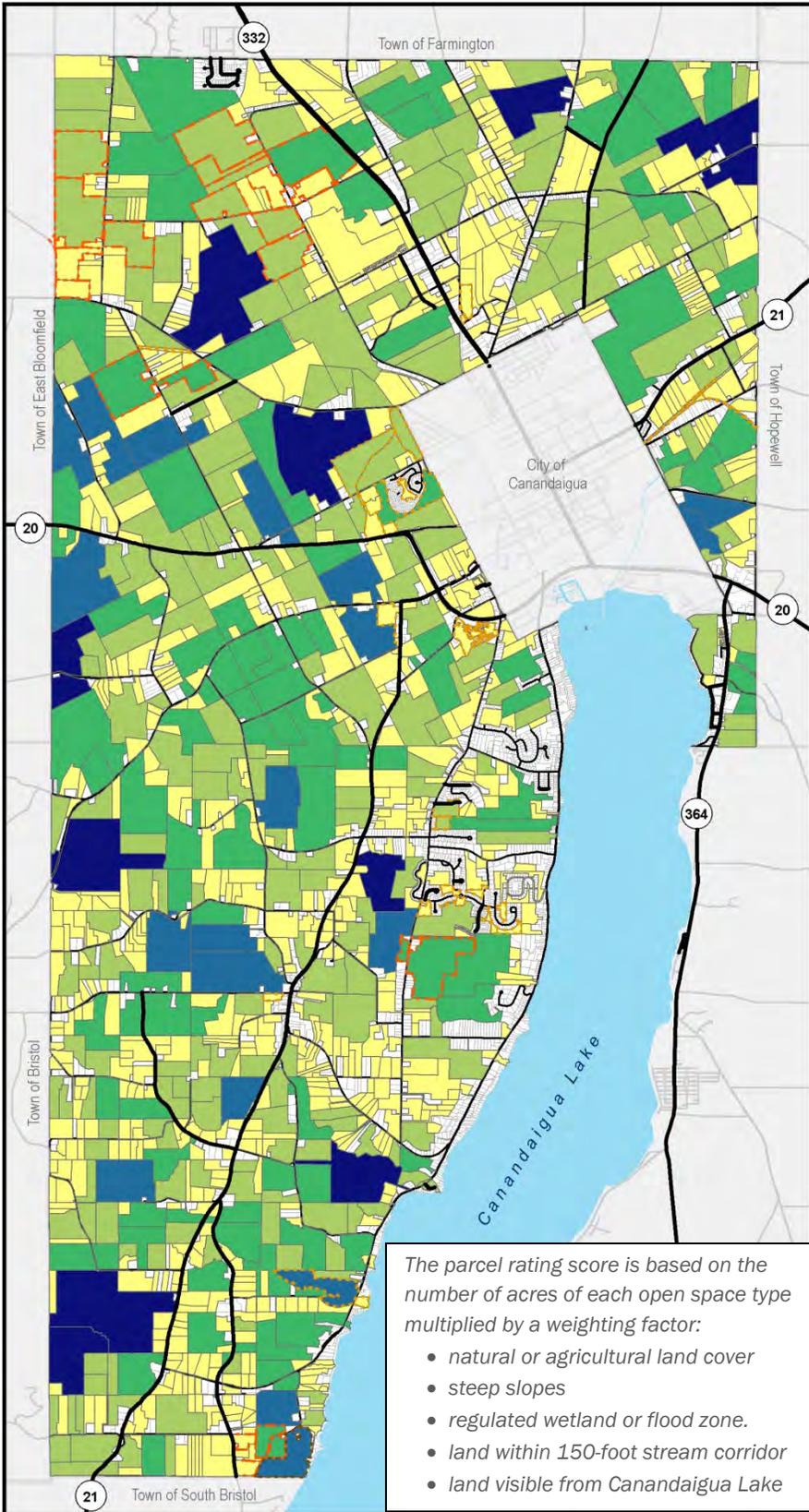
See Appendix D for the list and map of parcels and their scores, and descriptions of the highest rated parcels.

Some parcel attributes of parcels that may influence decisions regarding acquisition or preservation are not addressed in the rating system.

For example, scenic value – other than visibility from and views of Canandaigua Lake - is not part of the rating system. As the scenic views documented in this report were identified in previous studies and not updated recently, there is not enough data or consensus to assign values to a rating system. Other pertinent factors include proximity to parks and other protected land and the presence of historic resources, and scenic vistas. These and other considerations will need to be addressed qualitatively on a case-by-case basis when considering a parcel for long-term protection.

The rating system should be used as an initial assessment of open space value. Each site needs to be evaluated thoroughly at the time conservation actions are proposed.

MAP 14: PARCEL RATING



Town of Canandaigua
Open Space,
Conservation and
Scenic Views
Master Plan

Lands of Conservation Value

Parcel Rating

- 8000 - 16,000 (top 10 - highest rated)
- 6000 - 8000 (17 parcels)
- 3000 - 6000 (81 parcels)
- 1000 - 3000 (218 parcels)
- < 1000 (719 parcels)

Preserved Parcels

- NYS Purchase of Development Rights
- Town- or State-Owned
- Private Conservation Easement

Roads
Parcel Boundaries (2017)

0 0.5 1 Miles

SOURCE: Parcel rating by LaBella Associates. Basemap from ESRI

LaBella
Powered by partnership.

05/11/2018

PARCEL RATING SYSTEM – WEIGHTING AND MAXIMUM SCORE PER PARCEL

Open Space Category	Basis	Weight	Max. 100-acre parcel
Ecological Community			
Silver Maple- Ash Swamp or Floodplain Forest	# acres x	100	10,000
Deep Emergent, Shallow Emergent, or Shrub Swamp	# acres x	50	5,000
Successional Northern Hardwood Forest; Conifer Plantation	# acres x	50	5,000
Hemlock- Northern Hardwood Forest	# acres x	50	5,000
Successional Old Field; Successional Shrub	# acres x	20	2,000
Cropland or Pasture	# acres x	10	1,000
Farm or Artificial Pond	# acres x	50	NA
Outdoor Recreation	# acres x	1	100
Steep Slopes – Percent Slope			
15-24%	# acres x	10	1,000
25-39%	# acres x	25	2,500
40+ %	# acres x	40	4,000
Viewshed			
Visible from Canandaigua Lake	# acres x	20	2,000
Stream Corridor			
Land within 150 feet of mapped stream	# acres x	50	5,000
Within Canandaigua Lake Watershed (bonus)	# acres	50	5,000
Trout Stream (additional per parcel)	Y =	500	500
Regulated Feature			
DEC Wetland	# acres x	20	2,000
100-year Flood Zone	# acres x	10	1,000

See Appendix E for additional information about the Parcel Rating System.

PRESERVATION TOOLS

Several tools are available for the Town and its partners to ensure that the open spaces in the Town are protected for future generations. Approaches include public acquisition of land or conservation easements, land use and development standards and regulations, and education of landowners and the public. This section describes the tools available, evaluates their advantages and disadvantages, and describes how they are currently used in the Town, and summarizes the potential for their use to protect additional land in the Town.

ACQUISITION OF LAND OR CONSERVATION EASEMENTS

Acquisition of land or conservation easements is an effective and permanent way to protect open lands. NYS General Municipal Law authorizes Towns to acquire land or easements for the purpose of protecting open space.⁷ Private land trusts may also purchase or accept donations of land or conservation easements. The Finger Lakes Land Trust (FLT) will consider donations of land and conservation easements from property owners when the land meets the organization's conservation goals and standards.

Both outright purchase and the acquisition of a conservation easement permanently protect open land. Buying the land gives the owner full control over its management. When land is protected through a permanent conservation easement, it cannot be developed except as permitted by the terms of the specific easement.

Property tax revenue can be affected by the acquisition of land or easements. Acquisition by a municipality or a not-for-profit organization takes land off the Town's tax roll. A conservation easement may reduce the market value of the property and, as a result, its taxable assessment. However, property values and taxable assessments may increase for parcels that adjoin protected land, as their location next to preserved land may become a desirable amenity.

Costs associated with the donation of easements to the Town include attorney fees to prepare the legal easement agreement, staff time for ongoing monitoring and possible future enforcement actions if the terms of easement are violated. Depending on the type of resource protected, active management may be required to maintain the conservation value of the land (e.g., removal of invasive species, maintaining specialized habitat for rare or endangered species, addressing storm damage.)

Landowners who donate conservation easements to a public or private conservation organization are eligible for a New York State income tax credit of 25% of the total amount of school district, county and town property taxes paid during the year, up to \$5,000. If the landowner's State income tax liability is less than the amount of the credit, the landowner will receive payment for the difference.

⁷ Pursuant to NYS General Municipal Law Section 247, the Town may accept donations of land or easements for the purpose of protecting open space.

In addition, some landowners may be able to deduct the value of the conservation easement from their income as a charitable deduction to reduce their Federal and State income tax liability. The value of the conservation easement is determined by subtracting the value of the easement from the market value of the land.

CURRENTLY IN THE TOWN

Land in the Town that is permanently protected through public acquisition or conservation easement includes public parks, farmland protected through Purchase of Development Rights, private conservation easements managed by the Finger Lakes Land Trust, and open space set aside as part of conservation subdivisions and managed by homeowners associations. (See Map 8: Public & Protected Land.)

In the Town of Canandaigua, the Finger Lakes Land Trust accepted a donated conservation easement for 82 acres of land along Coye Road, including 755 feet of Canandaigua Lake shoreline.

Although the Town has not acquired any conservation easements for natural resource protection, a landowner has offered to donate an easement to approximately 9 acres of forested wetland located along County Road 28. The Town Board is considering the pros and cons of acquisition, including how to ensure ongoing maintenance and monitoring and implications for property taxes.

GAPS AND POTENTIAL

Although the acquisition of land and/or conservation easements is an effective way to permanently preserve open space, this tool cannot protect the vast majority of the Town's open space, conservation and scenic resources. Acquisition should be targeted to the most valuable and vulnerable resources.

PURCHASE OF DEVELOPMENT RIGHTS (PDR)

Approximately 1,539 acres of farmland in the Town of Canandaigua are protected from development with a permanent easement that prohibits non-farm development. The owners received compensation for the value of the development rights through the NYS Farmland Implementation Grant Program, administered by the NYS Department of Agriculture & Markets, which provides grants to municipalities and land trusts to purchase the "development rights," from willing farmland owners. Criteria for funding through this competitive program include the quality of the agricultural soils, the long-term farm viability of the farm operation, the extent of development pressure, and whether the farmland acts as a buffer to protect natural resources.

CONSERVATION EASEMENTS

When land is set aside for open space as part of a conservation subdivision, the Town typically requires a conservation easement to ensure that the land is properly maintained as open space. Approximately 35 acres created as part of conservation subdivisions are owned and managed by homeowners associations.

DEVELOPMENT STANDARDS AND REGULATIONS

Municipalities may prohibit or manage land use and development within sensitive natural areas through zoning and other local laws and regulations, as well as development review practices and procedures.

CURRENTLY IN TOWN

The Town of Canandaigua has enacted several local laws and regulations to protect open space and natural resources.

- Construction of any structure within 100 feet of a stream is prohibited (Zoning § 220.09.A)
- Construction on slopes steeper than 15% requires site plan review by the Planning Board and adherence to certain design standards. Removal of vegetation is prohibited or requires site plan review, depending on the extent of disturbance and the degree of slope. (Zoning §220-8.D)
- Development within flood hazard areas is limited to avoid increasing flood hazards (Flood Hazard Protection Law)
- All new development must incorporate measures to protect water quality and steep slopes. (Site Design and Development Standards)

In addition, the Town is currently working on regulations to manage development along ridgelines and hilltops visible from the east side of Canandaigua Lake.

GAPS/ POTENTIAL

- All regulations are triggered by development proposals. Conservation must be part of a development.
- No Town regulations limit removal of vegetation along streams or the disruption of woodland ecological communities.
- Enforcement of regulations limiting the removal of vegetation on private property is difficult to enforce. In practice, a complaint must be filed before the Code Enforcement Officer to initiate enforcement.

CONSERVATION SUBDIVISIONS

Conservation Subdivisions, also known as “cluster” subdivisions, allow for open space to be set aside for permanent protection as part of the design of a residential subdivision. As authorized by NYS Town Law Sec. 278, the Town’s subdivision regulations (Chapter 174 of the Town Code) specify the process and criteria for creating Conservation Subdivisions in the Town.

The Town of Canandaigua’s zoning and subdivision regulations currently include provisions for conservation subdivisions (clustering.) The number of units permitted to be developed on the site is determined based on the amount of unconstrained land. A conservation analysis is required to identify those lands with the greatest conservation value. The subdivision must be designed to place the dwelling units away from the areas of conservation value. A conservation easement is required to ensure that the undeveloped portion of the subdivision remains as permanent open

CANANDAIGUA OPEN SPACE, CONSERVATION AND SCENIC VIEWS MASTER PLAN

space. Developers are allowed up to 15% more units that would be allowed in a conventional subdivision if public sewer and water service are available and if the open space is accessible to the public. The regulations authorize the Planning Board to require or an applicant to propose a conservation subdivision design during subdivision review.

Approximately 113 acres have been preserved as permanently protected open space as part of two conservation subdivisions – Lakewood Meadows and the Cottages at Lakewood Meadows. As part of the 40-unit Cottages at Lakewood Meadows townhome development, 54 acres have been set aside for permanent open space. The protected land includes 20 acres of Silver Maple –Ash Swamp, which is one of the ecological communities in the Town that is most valuable for wildlife habitat. Of these 20 acres, 12.6 are within wetlands regulated by the New York State Department of Environmental Conservation.

The Lakewood Meadows subdivision consists of single family dwellings on one-half acre lots. The 59 acres of open space includes the edges of some forested areas as well as several parcels with ponds that were constructed to manage drainage. The open space was designed to provide recreational trails and retain views of open land for the benefit of the subdivision’s residents. None of the protected land consists of ecological communities that are particularly valuable for wildlife habitat.



When conservation subdivisions include large lots, wooded areas may remain undeveloped. Long term conservation in these situations depend on stewardship by private landowners.

The Town’s conservation subdivision regulations include the following open space conservation provisions:

- The purpose of a conservation subdivision is to achieve “**meaningful open space**” conservation and natural resource protection.”
- Conservation subdivisions that provide access to “**protected open space**” may receive a 15% density bonus.
- A preliminary plat with “**protected open space**” must demonstrate “specific conservation values.” Factors include, “**Open space** and recreational resources, regulated natural features, buffer areas, farmland, recreational

land, or other land with recreational, historic, ecological, water resource, scenic or other natural resource value. Priorities for conservation are those areas identified in the Town's Lands of Conservation Interest Map, the Agricultural & Farmland Protection Plan and Natural Resources Inventory.

The following design guidelines apply to conservation subdivisions:

- Conservation subdivisions shall be arranged in a manner that protects land of conservation value.
- **Preserved open space** shall be contained in one or more separate open space lots.
- Preserved open space shall be arranged contiguously to the greatest extent practicable.
- **"Permanent open space"** that is part of a conservation subdivision must be protected through a conservation easement. Regulations include requirements for ownership and ongoing land management.

OTHER ZONING APPROACHES

Other zoning approaches are:

- Designating a Land Conservation zoning district that prohibits development that does not support agricultural production or natural resource conservation
- Delineating "Environmental Protection Overlay Zones" which require an additional level of review for proposals within areas of environmental sensitivity. This approach allows the Planning Board to review site plans within sensitive natural areas and work with the landowner or developer to modify the design to minimize impacts on the resource.
- Regulations that limit removal of vegetation or disturbance of natural areas.

DEVELOPMENT REVIEW PROCESS / ENVIRONMENTAL CONSERVATION BOARD

The Town's Environmental Conservation Board (ECB) has a key role in evaluating potential impacts of development on natural resources.⁸ Before approving any development proposal that affects open space resources designated in the Town's Open Space Index, the Planning Board must obtain input from the ECB. When reviewing proposed development projects, the ECB refers to the Town's Natural

⁸ NYS General Municipal Law Section 239-x authorizes municipalities to create a conservation advisory council to advise in the management and protection of its natural resources. Once an "inventory and map" of wetlands and other open areas is approved by the Town Board, it becomes the official "open space index" for the Town. The Town Board may empower an Environmental Conservation Board with the authority to review proposals for development of land identified in the open space index or natural resource inventory. The Town of Canandaigua's Environmental Conservation Commission was established as an advisory council in 1973. It became a Conservation Board in 2009.

Resource Inventory, adopted by the Town Board in 2011, which includes a series of maps and considerations for the review of proposed development in sensitive natural areas, as well as the “Lands of Conservation Interest” map in the Town’s 2004 Farmland and Open Space Conservation Program.

PROPERTY TAX INCENTIVES

Reduced property tax assessments may encourage landowners to place permanent or temporary conservation easements on their land. Existing property tax incentive programs include a tax credit for owners of land protected by conservation easements and exemptions for managed forest land.

The New York State Conservation Easement Tax Credit will refund 25% of the school, county and town property taxes paid during the year, up to a maximum of \$5,000. The credit is available to owners of land protected by a conservation easement held by a public or private conservation agency or organization. The easement must be registered with the NYS Department of Environmental Conservation.⁹

Property tax exemptions for Forest Land exemptions are available through NYS Real Property Tax Law, Section 480-a. Eligible parcels must comprise at least 50 acres of contiguous forest land, exclusive of any portion not devoted to the production of forest crops. Owners must commit to continued forest crop production over a period of ten years in accordance with an approved management plan.

Where a permanent or temporary conservation easement reduces the assessed value of a parcel for property tax purposes, a landowner’s property taxes may go down. A formal program that guarantees a reduction of property taxes for parcels with conservation easements would require authorization from the NYS Legislature. Models for property tax incentives involving temporary easements (also known as “lease of development rights”) include the Towns of Perinton, Penfield and Bethlehem.



PHOTO 14: SMITH ROAD, VIEW TOWARD THE NORTHEAST

PRIVATE LANDOWNER ACTIONS

As most of the open space in the Town will continue to be privately owned, landowner engagement is critical to retaining the natural characteristics of these lands. The Town can encourage private conservation practices through information and education and through partnerships with other organizations.

⁹ <https://www.dec.ny.gov/lands/26428.html>

PARTNERSHIPS

The following agencies and organizations have information and programs that benefit landowners in the Town. Collaboration with these entities can help stretch limited resources and reach more landowners.

Organization	Areas of Focus	Contact
Ontario County Soil and Water Conservation District (SWCD)	<ul style="list-style-type: none"> Stream corridor protection and restoration Drainage improvements Invasive species prevention and control Tree and shrub purchase Canandaigua Lake Watershed Inspection Agricultural Environmental Management 	www.ontswcd.com 480 North Main Street Canandaigua, New York 14424 (585) 396-1450
Finger Lakes Land Trust	<ul style="list-style-type: none"> Acquisition of land and conservation easements Educational programs 	http://www.filt.org 202 East Court Street Ithaca, NY 14850 (607) 275-9487
Canandaigua Lake Watershed Council/ Watershed Manager	<ul style="list-style-type: none"> Watershed Management Water quality Natural Capital 	www.canandaigualake.org 205 Saltonstall Street Canandaigua, NY 14424 585.396.3630
Canandaigua Lake Watershed Association	<ul style="list-style-type: none"> Advocacy and education to maintain the water quality of Canandaigua Lake 	http://www.canandaigualakeassoc.org/ P.O. Box 323 Canandaigua, New York 14424 585-394-5030
Cornell Cooperative Extension Master Forest Owners	<ul style="list-style-type: none"> Landowner education 	www.blogs.cornell.edu/ccemfo Cornell Cooperative Extension of Yates County 417 Liberty Street Penn Yan, NY 14527 315-536-5123
Ducks Unlimited	<ul style="list-style-type: none"> Land preservation for waterfowl habitat 	Great Lakes/ Atlantic Region: http://www.ducks.org/Conservation/GLAR
NYS Department of Environmental Conservation (NYS DEC)	<ul style="list-style-type: none"> Forestry Invasive Species Riparian buffers Stormwater Management 	Foresters: https://www.dec.ny.gov/lands/5230.html Partnerships For Regional Invasive Species Management (PRISM): https://www.dec.ny.gov/animals/47433.html Trees for Tribes: https://www.dec.ny.gov/animals/77710.html Stormwater Management: www.dec.ny.gov/chemical/8468.html
US Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS)	<ul style="list-style-type: none"> 	

IMPLEMENTATION STRATEGIES AND ACTIONS

OVERALL GOAL

Preserve the Town's rural character and high quality of life by protecting its critical open spaces for their scenic beauty and health, economic, social and environmental benefits

The Implementation Strategies and Actions are intended to help the Town of Canandaigua and its partners achieve the overall goal of the Plan as well as the following goals of the Town's 2011 Comprehensive Plan:

Goal #7: Conserve and maintain the land that provides critical open space and scenic resources.

Goal #8: Create a network of linkages for wildlife habitat, scenic views and active recreational trails.

Key Strategies are intended to help the Town achieve these goals:

KEY STRATEGIES

- Strategy 1: Encourage land stewardship by private landowners.*
- Strategy 2: Enhance wildlife habitat.*
- Strategy 3: Conserve open space through land use regulations*
- Strategy 4: Acquire land and/or conservation easements to protect land with exceptional conservation value.*
- Strategy 5: Increase awareness and understanding among government officials and the general public about the Town's natural, scenic and other open space resources.*
-

The Guiding Principles inform the strategies:

GUIDING PRINCIPLES

- *Encourage responsible stewardship of open space by landowners.*
 - *Prioritize conservation of land with rare and vulnerable ecological communities and projects that help protect water quality*
 - *Consider both initial and ongoing costs of implementing the strategies.*
 - *Ensure sufficient funding for conservation. Leverage Town funding with financial assistance from grants, private donations and other sources.*
 - *Provide ongoing support to the Environmental Conservation Board (ECB) and other boards and officials to carry out conservation activities.*
 - *Partner with State, County, municipal and private organizations for technical support, educational activities and funding for open space conservation.*
-



PHOTO 15:ROUTE 21 SOUTH, VIEW TOWARD THE EAST

OVERVIEW OF KEY STRATEGIES AND RECOMMENDED ACTIONS

The strategies and implementation actions listed in the following section will help the Town to realize the goals of this Plan. Of the numerous recommended actions, the Town will focus on the following key priorities:

- 1) The Environmental Conservation Board will organize or co-sponsor 1-2 educational activities a year to encourage land stewardship among private landowners.
- 2) The Town will adopt the reference maps in this Plan as the Open Space Index. The ECB will rely on these maps to consider potential impacts from development on open space resources.
- 3) The Town Board will commit funds for the acquisition of land or interests in land for conservation of open space. Strategic acquisitions will focus on the preservation of land for wildlife, forest and wetlands, stream corridors and other important open space lands. Sources of funding will include property taxes, bonding, grants and donations, as well as fees or taxes on new development.

Responsible entities and their partners (designated in the Implementation Table) include:

- Town of Canandaigua Environmental Conservation Board (ECB)
- Town of Canandaigua Town Board
- Town of Canandaigua Planning Board
- Ontario County Soil & Water Conservation District (SWCD)
- Finger Lakes Land Trust
- NYS Department of Environmental Conservation (NYS DEC)
- United States Department of Agriculture Natural Resources Conservation Service (NRCS)
- Town of Canandaigua Code Enforcement Officer (CEO)
- Town of Canandaigua Zoning Board of Appeals (ZBA)



PHOTO 16: COOLEY ROAD, VIEW TOWARD THE EAST

STRATEGY 1: ENCOURAGE LAND STEWARDSHIP BY LANDOWNERS

As most of the Town’s open space is privately owned, landowners have a key role in preserving the conservation value of their land. In partnership with conservation organizations and agencies, the Town will support landowners by providing information about how their land contributes to natural systems and how to best maintain their conservation value.

ACTION STEPS

- A. Educate landowners** about the ecological, hydrologic and scenic value of the open space resources on their properties and recommend appropriate land stewardship techniques.
- In partnership with SCWD and other organizations, conduct periodic educational activities.
 - Provide information to landowners about potential conservation funding sources, such as the NYSDEC Landowner Incentive Program and the USDA Environmental Quality Incentives Program.
 - Provide information to landowners about available tax incentives (e.g. 480 Forest Lands.)
 - Provide information to landowners through Finger Lakes PRISM about how to prevent or remove invasive species.
 - Provide information to owners of woodlands about how to engage a professional forester to prepare a Forest Management Plan.
 - Encourage landowners to install best management practices along streams, including retaining or restoring natural vegetation.
- B. Inform landowners about sources of technical assistance and financial incentives** to support land stewardship.
- C. Encourage landowners to enhance wildlife habitat.** (See Strategy 2.)

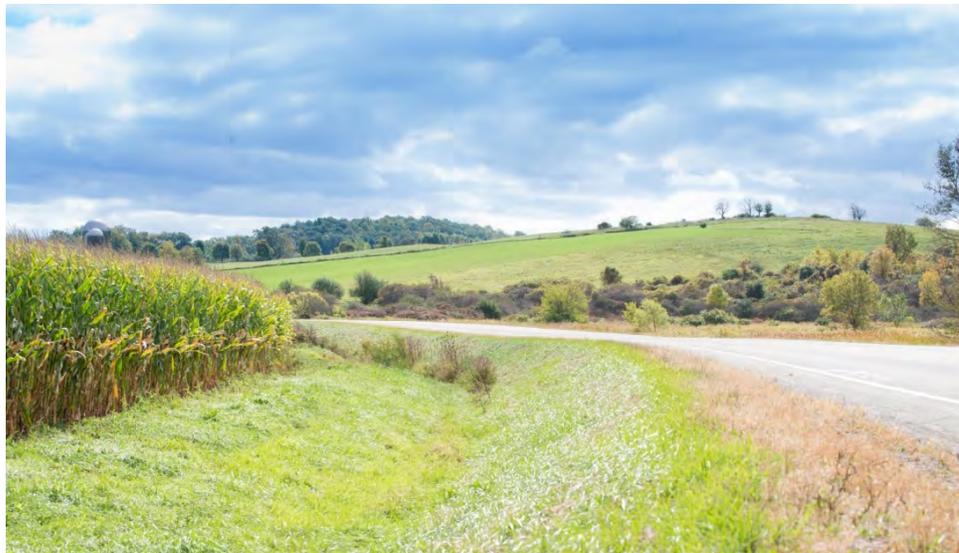


PHOTO 17: HOPKINS ROAD, VIEW TOWARD THE SOUTH

STRATEGY 2: ENHANCE WILDLIFE HABITAT

Wildlife habitat was determined an important resource of open space from the public survey conducted in 2017. Regardless of land ownership (private or public), protection status, or the size of a parcel, several actions can be implemented that can improve wildlife habitat. These actions are closely tied to those listed in the above land stewardship section and can take place in a Town park, on private land already containing substantial habitat, or even in someone's backyard.

Streams are abundant in the Town and pass through or along a variety of cover types, including wetland, forest, farmland, and developed areas. Farmland and developed areas provide little to no habitat for forest or wetland dwelling wildlife; therefore, streams with vegetated buffers provide a habitat corridor that crosses these areas, connecting various forests and wetlands.

Contiguous forest areas benefit a variety of wildlife that require abundant, contiguous forest to succeed. Fragmentation of these forests has a negative effect on these resources. The use of a professional forester for timber harvests helps to maintain the forest as wildlife habitat and avoids "high-grading" harvests.

Native vegetation supports a diversity of wildlife. Flowering plants are important to pollinators and berry producing plants are important to birds,

The overabundant deer population in the Town is currently stressing wildlife habitats. Deer prefer to browse on a variety of native plants, and in unnaturally high numbers deer suppress the growth of these species, allowing non-native invasive plants to colonize and take over an area. This reduction in plant species composition and the abundance of invasive plants degrades wildlife habitat values.

ACTION STEPS

- A.** Provide information to landowners from Finger Lakes PRISM about how to **identify and control invasive vegetation** on their property.
- B.** Promote participation in the Ontario County Soil & Water Conservation District's annual tree and shrub sale to **encourage landowners to plant native vegetation**.
- C.** Maintain a list of professional foresters and provide information about sources of technical assistance to **encourage responsible management of forests** within the Town.
- D.** Provide information to landowners and encourage participation in the DEC's **Trees for Tribs program**, which can assist landowners with revegetating stream buffer.
- E.** Provide information to landowners with suggested subdivision layouts that **avoid further fragmentation of the Town's forests**.
- F.** Encourage landowners to **allow legal deer hunting** on their properties to reduce the overabundant deer population which is currently stressing wildlife habitats.

STRATEGY 3: CONSERVE OPEN SPACE THROUGH LAND USE REGULATIONS

Land use regulations (i.e., zoning), if consistently enforced, help to prevent erosion, maintain vegetation along streambanks, and limit development in sensitive conservation areas. The Town's Open Space Index designates those lands where review by the Environmental Conservation Board (ECB) is needed before development can be approved.

3.1 MAINTAIN/ STRENGTHEN CONSERVATION PROVISIONS OF LAND USE AND DEVELOPMENT REGULATIONS

Existing land use regulations protect natural resources associated with open space by limiting removal of natural vegetation along streams, preventing erosion of steep slopes, and requiring consideration of impacts to natural resources during development reviews.

ACTION STEPS

- A. Maintain and enforce existing regulations** that manage development, as part of site plan review, along steep slopes, streams, and Canandaigua Lake.
- B. Review and strengthen stream corridor and lakeshore protection regulation.** Consider expanding stream corridor buffer to 150' from 100' feet from streams.
- C. Adopt ridgeline and hilltop protection regulations.**
- D. Continue to refer to maps of open space resources (Open Space Index) during development reviews.**
- E. Provide ongoing education and training to code enforcement staff regarding natural resource and open space protection tools.**
- F. Amend subdivision regulations** to require the Planning Board to consider impacts of fragmentation.

3.2 UPDATE AND MAINTAIN THE TOWN'S OPEN SPACE INDEX AND NATURAL RESOURCE INVENTORY

As the ECB is authorized to review any proposed development that affects resources delineated on the official Open Space Index of the Town, the Open Space Index should reflect the Town's priorities for open space conservation.

ACTION STEPS

- A. Adopt the inventory of conservation resources in this Plan as the Open Space Index for the Town.**
- B. Develop a tool that creates a simple report from the Parcel Rating Spreadsheet for the ECB that summarizes the types of open space in each parcel.**
- C. Work with Ontario County to update the land cover mapping.**
- D. Continue to consider ECB input into Town decisions regarding development and other Town actions.**

STRATEGY 4: ACQUIRE LAND AND/OR CONSERVATION EASEMENTS FOR LAND WITH EXCEPTIONAL CONSERVATION VALUE

Acquisition of land or conservation easements can effectively preserve open space. Due to potentially high costs for acquisition and maintenance, this approach is recommended for highest quality open space resources only. Land or easements would be purchased from willing sellers and/or accepted as a donation for conservation purposes. Land or easements should be acquired only for land with exceptional conservation value. Before acquiring land or easements, the Town's Environmental Conservation Board (ECB) should provide an assessment of the land's conservation value.

4.1 ACQUIRE LAND OUTRIGHT FOR OPEN SPACE CONSERVATION.

ACTION STEPS

- A. Formalize criteria for acquisition** of land by the Town for open space conservation. Ensure that parcels to be acquired rank highly for conservation value and that they are large enough to provide conservation value on their own or in combination with adjoining public/ preserved land.
- B. Acquire “first refusal” rights** from current landowners to enable purchase of desirable lands when they change ownership.
- C. Utilize a variety of funding mechanisms**, including the Town's Open Space Capital Reserve Fund, Transfer of Development Rights, grants, bonding, taxes, fees and others, to support the acquisition of open space. (See 4.4)

4.2 ENCOURAGE AND ACCEPT DONATIONS OF CONSERVATION EASEMENTS

Private landowners may be willing to donate a conservation easement to the Town or a private land trust. Compared to outright acquisition, this approach allows land to remain in private ownership and on the tax rolls. Landowners may be able to claim a charitable deduction for donation of land or easements to either the Town or to a not-for-profit organization such as a land trust.

ACTION STEPS

- A.** Provide **information to landowners** about the process and benefits of donating conservation easements/ development rights. .
- B.** Partner with the Finger Lakes Land Trust to **educate landowners** about how to donate conservation easements and potential tax and financial incentives. For example, provide information about the NYS Income Tax Credit for land protected by conservation easements and State and Federal income tax deductions for the value of donated conservation easements.
- C.** Encourage landowners to **donate conservation easements to a land trust.**
- D.** Encourage owners of land with exceptional open space value that do not meet criteria for protection by the Finger Lakes Land Trust to **donate conservation easements to the Town.**
 - Prepare a model easement or framework that specifies requirements, procedures and responsibilities for accepting an easement.
 - Assign responsibility for and carry out annual monitoring of land under easement held by Town.
 - Consider formalizing a means for reducing the assessed value for real property tax purposes on land protected by a conservation easement.
 - Ensure that conservation easements obtained through conservation subdivisions, PUD or incentive zoning meet the minimum standards and criteria established by the Town.
 - Offer financial and/or legal and technical assistance to landowners who donate conservation easements to the Town or to a land trust.
 - Ensure that sufficient funding is set aside for monitoring and potential legal enforcement when accepting a conservation easement.
- E.** Work with the NYS Legislature to **authorize additional property tax incentives** for open space conservation.

4.3 OBTAIN LAND OR CONSERVATION EASEMENTS AS A CONDITION OF DEVELOPMENT APPROVAL

High quality open space can be preserved as part of a conservation subdivision or through incentive zoning or transfer of development rights.

ACTION STEPS

- A. Continue to **require conservation easements as condition of development approval** of conservation subdivisions.
- B. Work with developers during the development review process to **delineate lands with exceptional open space value** in site plans and subdivision plats for protection through a permanent conservation easement.
- C. Ensure that the conservation easement **ensures ongoing land stewardship**.
- D. Partner with a qualified conservation organization to **monitor donated easements**.
- E. Create a **development rights “bank”** through transfer of development rights.

4.4 REPLENISH AND MAINTAIN THE TOWN’S OPEN SPACE CAPITAL RESERVE FUND

ACTION STEPS

- A. Commit to an **annual appropriation** for open space and conservation, to be used for acquisition as well as administration and inspection of donated easements.
- B. Encourage and **accept donations** toward open space conservation. Provide information about the potential tax benefits of such donations.
- C. Issue bonds to fund open space acquisition.
- D. Explore and establish **innovative funding sources**. Work with the NYS Legislature to authorize a real estate transfer tax, development fees earmarked for open space conservation and other funding mechanisms.



PHOTO 18: PARRISH STREET EXT., VIEW TOWARD THE NORTH

STRATEGY 5: INCREASE UNDERSTANDING AMONG GOVERNMENT OFFICIALS AND THE GENERAL PUBLIC ABOUT THE BENEFITS OF OPEN SPACE.

ACTION STEPS

- A. Create, **maintain and strengthen partnerships** with local organizations, public agencies, the local development community, businesses and neighboring municipalities.
- B. **Conduct periodic workshops and other educational events** and programs to celebrate the Town's open space.
- C. Hold **educational programs about natural resources and environmental protection at Town parks** with significant open space resources.



PHOTO 19: GRIMBLE ROAD, VIEW TOWARD THE NORTH

FUNDING SOURCES

MUNICIPAL FUNDING OF LAND/ EASEMENT PURCHASES

Municipalities may establish a dedicated fund to purchase land or easements for the purpose of retaining open space, farmland or natural resources.

As authorized by New York State General Municipal Law Section 6-c, the Town of Canandaigua created an Open Spaces Capital Reserve Fund in 2000. The fund was used to purchase the Outhouse Property (74 acres), which is now used as a public park, and to purchase development rights to the Hicks and Wyffels farms (2012) and Catalpa Acres farm (2017.). Before the Town may use the Open Spaces Capital Reserve Fund to purchase land or easements, the Town Board must hold a public hearing.

To replenish the CRF, the Town may issue bonds or allocate tax revenue. Mechanisms for developers include Transfer of Development Rights or Incentive Zoning, both of which would allow developers to contribute to the fund in exchange for more intensive development elsewhere in the Town.

Year	Description	# acres	Amount
2009	Outhouse Property	74.8	\$375,000
2012	Hicks and Wyffels PDR	202.2	\$250,186
2017	Catalpa Acres	596	\$29,800
2018 (appropriated pending closing)	Brock Acres PDR	726	\$36,300
	Total:	1,599	\$691,286

The current balance as of 12/31/17 was \$480,200. Anticipated expenditures in 2018 include \$36,300 to support the purchase of development rights to Brock Acres farm (pending closing) and \$40,000 to support PDR projects that may be funded in 2018. No additional appropriation was included in the 2018 budget. Approximately \$410,400 is available for additional acquisition projects.

INCENTIVE ZONING/ TRANSFER OF DEVELOPMENT RIGHTS

Municipalities may use incentive zoning or transfer of development rights to allow developers to contribute toward land preservation as a condition of development approvals elsewhere in the Town.

SUBDIVISION FEES

Subdivision fees can be used for the purchase of open space, but only if the land will be used for recreational purposes. As authorized by New York State Town Law, towns may charge developers of residential subdivisions per lot fees, in lieu of land, to meet the increased demand for parks or recreational facilities resulting from the new development.

The Town of Canandaigua currently charges a Park & Recreation fee of \$1,000 per dwelling unit. The funds are dedicated to the purchase of recreational land and/or improvements to existing parks. The Town's 2018 Budget anticipates revenue of \$60,000 in Parks & Recreation fees.

OTHER TAXES AND FEES

The Town will work with the NYS Legislature to obtain authorization to impose taxes and/or fees and dedicate the revenue toward open space conservation. Potential sources of additional funds include a tax on short-term rentals or development fees similar to recreation fees imposed on each lot in a new subdivision.

FEDERAL AND STATE GRANT PROGRAMS

The Town will continually identify appropriate sources of grant funding to acquire interests in land, encourage stewardship and other conservation activities. Potential sources include the NYS Local Waterfront Revitalization Program and NYS Parks Grants.

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)

The Local Waterfront Revitalization Program, administered by the NYS Department of State, offers planning and implementation grants for activities to protect water quality and revitalize shorelines. Municipalities located along designated inland waterways, including Canandaigua Lake, are eligible.

(See: <https://www.dos.ny.gov/opd/programs/lwrp.html>)

PARKS, RECREATION AND HISTORIC PRESERVATION GRANTS

The NYS Office of Parks, Recreation and Historic Preservation (OPRHP) administers matching grants to municipalities and not-for-profit organizations for the acquisition, development and improvement of parks. (See <https://parks.ny.gov/grants/>)



PHOTO 20: COUNTY ROAD 16, VIEW TOWARD THE EAST

IMPLEMENTATION TABLE

Strategies and Recommended Actions	Responsible Entity	Partners
Strategy 1: Encourage land stewardship by landowners.		
<p>A. Educate landowners about the ecological, hydrologic and scenic value of the open space resources on their properties and recommend appropriate land stewardship techniques.</p> <ul style="list-style-type: none"> • In partnership with SCWD and other organizations, conduct periodic educational activities. Design educational programs to help landowners manage stream corridors, steep slopes, woodlands, wetlands and other resources. • Meet individually with owners of significant open space resources to encourage them to plan and implement land stewardship practices. 	<p>➤ ECB</p>	<ul style="list-style-type: none"> ▪ SWCD ▪ Watershed Manager ▪ NYS DEC ▪ Finger Lakes Land Trust ▪ Conservation organizations
<p>B. Inform landowners about sources of technical assistance and financial incentives to support land stewardship.</p>	<p>➤ ECB</p>	<ul style="list-style-type: none"> ▪ SWCD ▪ USDA NRCS ▪ NYS DEC
<p>C. Encourage landowners to enhance wildlife habitat. (See Strategy 2.)</p>	<p>➤ ECB</p>	<ul style="list-style-type: none"> ▪ SWCD ▪ NYS DEC ▪ Conservation organizations
Strategy 2: Enhance wildlife habitat.		
<p>A. Provide information to landowners from Finger Lakes PRISM about how to identify and control invasive vegetation.</p>	<p>➤ ECB</p>	<ul style="list-style-type: none"> ▪ NYS DEC
<p>B. Promote participation in the Ontario County Soil & Water Conservation District’s annual tree and shrub sale to encourage landowners to plant native vegetation.</p>	<p>➤ ECB</p>	<ul style="list-style-type: none"> ▪ SWCD
<p>C. Maintain a list of professional foresters and provide information about sources of technical assistance to encourage responsible management of forests.</p>	<p>➤ ECB</p>	<ul style="list-style-type: none"> ▪ NYS DEC
<p>D. Provide information to landowners and encourage participation in the DEC’s Trees for Tribes program, which can assist landowners with revegetating stream buffers.</p>	<p>➤ ECB</p>	<ul style="list-style-type: none"> ▪ NYS DEC

ECB: *Town of Canandaigua Environmental Conservation Board*
 NYS DEC: *NYS Department of Environmental Conservation*
 SWCD: *Ontario County Soil & Water Conservation District*
 NRCS: *United States Department of Agriculture Natural Resources Conservation Service*
 CEO: *Town of Canandaigua Code Enforcement Officer*
 ZBA: *Town of Canandaigua Zoning Board of Appeals*

IMPLEMENTATION TABLE

Strategies and Recommended Actions	Responsible Entity	Partners
E. Provide information to landowners with suggested subdivision layouts that avoid further fragmentation of the Town's forests.	➤ ECB	▪ Planning Board
F. Encourage landowners to allow legal deer hunting on their properties to reduce the overabundant deer population which is currently stressing wildlife habitats.	➤ ECB	▪ NYS DEC
Strategy 3: Conserve open space through land use regulations.		
3.1 Maintain/ strengthen conservation provisions of land use and development regulations.		
A. Maintain and enforce existing regulations that manage development, as part of site plan review, along steep slopes, streams, and Canandaigua Lake.	➤ ECB ➤ Planning Board ➤ CEO	▪ Zoning Board of Appeals ▪ Town Board
B. Review and strengthen stream corridor and lakeshore protection regulation. Consider expanding stream corridor buffer to 150' from 100' feet from streams.	➤ ECB ➤ Town Board	▪ Watershed Manager ▪ SWCD
C. Adopt ridgeline and hilltop protection regulations.	➤ ECB ➤ Town Board	▪ CEO
D. Continue to refer to maps of open space resources (Open Space Index) during development reviews.	➤ ECB	▪ Town Board ▪ Planning Board
E. Provide ongoing education and training to code enforcement staff regarding natural resource and open space protection.	➤ CEO ➤ ECB	▪ NYS DOS ▪ Town Board ▪ Watershed Council ▪ SWCD
F. Amend subdivision regulations to require the Planning Board to consider impacts of fragmentation.	➤ Town Board ➤ Planning Board	▪ ECB
3.2 Update and maintain the Town's Open Space Index and Natural Resource Inventory.		
A. Adopt the inventory of conservation resources in this Plan as the Open Space Index for the Town.	➤ Town Board	▪ ECB
B. Develop a tool that creates a simple report from the Parcel Rating Spreadsheet for the ECB that summarizes the types of open space in each parcel.	➤ Town staff/ intern	▪ ECB

ECB: Town of Canandaigua Environmental Conservation Board

NYS DEC: NYS Department of Environmental Conservation

SWCD: Ontario County Soil & Water Conservation District

NRCS: United States Department of Agriculture Natural Resources Conservation Service

CEO: Town of Canandaigua Code Enforcement Officer

ZBA: Town of Canandaigua Zoning Board of Appeals

IMPLEMENTATION TABLE

Strategies and Recommended Actions	Responsible Entity	Partners
C. Work with Ontario County to update the land cover mapping at regular intervals.	➤ ECB	<ul style="list-style-type: none"> ▪ ECB ▪ Town Board ▪ Ontario County
D. Continue to consider ECB and Ag Advisory Committee input into Town decisions regarding development and other Town actions.	<ul style="list-style-type: none"> ➤ Planning Board ➤ Town Board ➤ ZBA 	<ul style="list-style-type: none"> ▪ ECB
Strategy 4: Acquire land and/or conservation easements for land with exceptional conservation value.		
4.1 Acquire land outright for open space conservation.		
A. Formalize criteria for acquisition of open space lands by the Town.	➤ ECB	<ul style="list-style-type: none"> ▪ Town Board
B. Acquire “first refusal” rights from current landowners for high quality open space lands.	➤ ECB	<ul style="list-style-type: none"> ▪ Town Board
C. Utilize a variety of funding mechanisms to support the acquisition of open space. (See 4.4)	➤ ECB	<ul style="list-style-type: none"> ▪ Town Board
4.2 Encourage and accept donations of conservation easements.		
A. Provide information to landowners about the process and benefits of donating conservation easements/development rights.	<ul style="list-style-type: none"> ➤ ECB ➤ Planning Board ➤ Ag. Advisory Committee 	<ul style="list-style-type: none"> ▪ Finger Lakes Land Trust ▪ Town Board ▪ Conservation organizations ▪ Town Assessor
B. Partner with the Finger Lakes Land Trust to educate landowners about how to donate conservation easements and potential tax and financial incentives.	➤ ECB	<ul style="list-style-type: none"> ▪ Finger Lakes Land Trust
C. Encourage landowners to donate conservation easements to a land trust.	<ul style="list-style-type: none"> ➤ ECB ➤ Planning Board 	<ul style="list-style-type: none"> ▪ Finger Lakes Land Trust
D. Encourage owners of exceptional open space lands that do not meet criteria for protection by a land trust to donate conservation easements to the Town.	➤ Town Board	<ul style="list-style-type: none"> ▪ ECB
E. Work with the NYS Legislature to authorize additional property tax incentives for open space conservation.	<ul style="list-style-type: none"> ➤ ECB ➤ Town Board 	<ul style="list-style-type: none"> ▪ Finger Lakes Land Trust

ECB: Town of Canandaigua Environmental Conservation Board
 NYS DEC: NYS Department of Environmental Conservation
 SWCD: Ontario County Soil & Water Conservation District
 NRCS: United States Department of Agriculture Natural Resources Conservation Service
 CEO: Town of Canandaigua Code Enforcement Officer
 ZBA: Town of Canandaigua Zoning Board of Appeals

IMPLEMENTATION TABLE

Strategies and Recommended Actions	Responsible Entity	Partners
4.3 Obtain land or conservation easements as a condition of development approval.		
A. Continue to require conservation easements as condition of development approval of conservation subdivisions.	➤ Planning Board	▪ ECB ▪ Town Board
B. Work with developers to delineate lands with exceptional open space value in site plans and subdivision plats for protection through a permanent conservation easement.	➤ Planning Board ➤ ECB	▪ Town Board
C. Ensure that the conservation easement ensures ongoing land stewardship .	➤ ECB ➤ Planning Board	▪ Town Board
D. Partner with a qualified conservation organization to monitor donated easements .	➤ ECB ➤ Town Board	▪ Finger Lakes Land Trust ▪ Ducks Unlimited ▪ SWCD
E. Create a development rights “bank” through transfer of development rights	➤ Town Board	▪ ECB
4.4 Replenish and maintain the Town’s Open Space Capital Reserve Fund.		
A. Commit to an annual appropriation for open space and conservation, to be used for acquisition as well as administration and inspection of donated easements.	➤ Town Board	▪ ECB
B. Encourage and accept cash donations toward open space conservation. Provide information about the potential tax benefits of such donations.	➤ Town Board	▪ ECB
C. Issue bonds to fund the acquisition of open space.	➤ Town Board	▪ ECB
D. Explore and establish innovative funding sources . Work with the NYS Legislature to authorize a real estate transfer tax, development fees earmarked for open space conservation and other funding mechanisms.	➤ Town Board	▪ ECB
Strategy 5: Increase understanding among government officials and the general public about the benefits of open space.		
A. Create, maintain and strengthen partnerships with organizations, agencies, businesses and municipalities.	➤ ECB ➤ Town Staff	▪ Town Board
B. Conduct periodic workshops and other educational events and programs to celebrate the Town’s open space.	➤ ECB ➤ Parks & Rec. Dept	▪ SWCD ▪ Canandaigua Lake Watershed Association ▪ NYS DEC

ECB: Town of Canandaigua Environmental Conservation Board
NYS DEC: NYS Department of Environmental Conservation
SWCD: Ontario County Soil & Water Conservation District
NRCS: United States Department of Agriculture Natural Resources Conservation Service
CEO: Town of Canandaigua Code Enforcement Officer
ZBA: Town of Canandaigua Zoning Board of Appeals