

5. Other Deserving Farms. A number of other farms ranked high in our "Scorecard" ranking. The Knopf Farm on Cooley Road recorded a score of 72 just one point behind the Hick's parcel, and the Purdy Farm in Emerson/Sandhill Road area was awarded a rating of 70. The Purdy parcel scored high for Landscape factors, prime agricultural soils and its view shed. This is a beautiful farm. A conservation easement or a future PDR would help preserve this outstanding property. The Burt farm on Woolhouse Road, and the Outhouse property on Seneca Point Road also scored very high. In short, the Town of Canandaigua is blessed with some beautiful farms that will continue to underpin the economic health of this area.

## SCENIC VIEWS

Scenic views are abundant in the Town of Canandaigua and their protection and their preservation benefits all members of the community and enhances the Town's tourism potential. The ranking of the views listed in the Town's "Farmland and Open Space Report," however, presented the Commission with a number of challenges. First, the "Conservation Scorecard" that the Commission adopted to evaluate farms was not suitable for evaluating scenic views. A view shed has to be evaluated by the extent and visual range of the parcel's vista, the land's accessibility, and the possible diminution to the view posed by future construction.

A second challenge was the size of the scenic parcel being evaluated. While most scenic (highway) overlooks typically are one or two acres in size, the viewshed is typically much larger. Some overlooks would not be endangered by future construction, since the building might be on a lower slope. In other cases, however, the development might be directly in the line of site, thus reducing the aesthetics and psychic benefits of the view.

To meet these challenges, the Environment Commission decided to construct a "Scenic Value Scorecard" that recognizes these issues and prioritizes scenic sites by providing a single value for each parcel being evaluated. The scorecard is designed to compare the attributes and qualities of a parcel to those of an ideal site; such as the Route #12 scenic outlook in South Bristol. Four general factors were used by the Commission to evaluate scenic parcels: Landscape (size of parcel, natural vegetation, and proximity to protected lands); Ridgelines and Scenic Views (extent and visual range of the parcel's vista, accessibility of the parcel, and obstructed or unobstructed view); Legal Protection (type of legal protection, and location in or outside regulatory boundary); and Development Potential (could the parcel's scenic view be threatened by construction of buildings in the immediate vicinity?). A copy of the "Scenic Value Scorecard" is located in Appendix B.

### The Scenic View Scorecard Results

1. Goodale Road. The top ranked "Scenic View" in the Commission's review was Goodale Road just west of Smith Road. The vista from this area is truly spectacular and

the site received a score of 80 points. While ranked low in Landscape Factors, the visual range of the Goodale view extends east past Canandaigua Lake to Gorham and beyond. The vista would not be adversely affected by development in the immediate vicinity because of the topography of hillside that faces east.

Given that the Town is planning to construct a water tower in this area, the Commission believes that consideration should be given to building a small overlook, possibly with one or two picnic table and a kiosk to the east of the planned tower. The added cost would be minimal and the benefits provided would be immense to Town residents.

Scenic Views Scorecard Summary							
Scenic Scores (Avg. Comm. Members)	Rank	Avg Score	Landscape Factors	Ridgeline/Scenic Views	Legal Protection	Potential Development	Extraordinary
Maximum Category Score		100	20	50	10	20	"-15 to 10"
Goodale (Just west of Smith)	1	80	3	43	7	20	10
Deuel Rd (1/2 from Cty Rd 16)	2	79	7	41	5	13	10
Rte 21S County Turnout	3	74	10	47	11	13	5
Farren / Cty Rd 16 (S of Easter)	4	71	3	44	11	7	10
Seneca Point Rd and Rte 21S	5	74	12	42	5	20	-5
Monks Road (1/2 W of Seneca Pt)	6	73	3	45	5	20	
Woolhouse Rd (4/10 S of Nott)	7	68	6	39	5	13	5
Emerson Rd (east of Sandhill)	8	65	5	42	5	8	5
McCann Rd	9	62	8	37	9	8	
Bliss Rd (W of Woolhouse)	10	60	6	36	5	13	
Cty # 16 (Miller's Hill)	11	56	2	36	5	13	
Rte 21S High Pt (S of Cty Turnout)	12	52	2	42	5	13	-10
County Rd #30 (west of Cooley)	13	50	4	34	5	7	
Cooley Rd	14	49	3	39	5	7	-5
Grimble Rd (1/10 W of Hopkins)	15	48	2	34	5	7	
Barnes/Seneca Pt (S of Barnes)	16	47	5	25	5	11	
New Michigan Rd (Yarkes)	17	45	3	31	5	5	
Jones Rd (1/10 from Rt21S)	18	45	2	42	3	13	-15
Brickyard Rd (north of Yarkes)	19	40	6	31	5	1	-3
Hopkins Rd (1/10 N of Grimble)	20	40	2	34	5	-1	
Parrish Street Ext (E of RT21S)	21	37	5	23	3	1	

2. Deuel Road. The view of Canandaigua Lake from Deuel Road earned a score of 79 points. This is a classic Finger Lakes vista – rolling hills, fields and a magnificent

view of the lake. The parcel has unobstructed views and would be threatened by development. (See cover page.) Indeed, the Commission received information that the owner of the land has had a very attractive offer \$20,000/acre from a developer for the parcels to the north of Deuel road, which includes this viewshed. The owner reportedly rejected the offer, hoping for a staggering \$50,000 per acre. In effect, the market is saying that this is a parcel with tremendous beauty and potential.

With these prices in mind, the Town of Canandaigua *options* on a one or two-acre parcel or even for a PDR in this area are limited. Nevertheless, the site should remain a priority for the Town in the event that an opportunity for purchase or a PDR arises in the future.

- 3 Farren -- Property (County Road #16 South of Foster Rd). The parcel adjacent to the Farren homestead on County Rd. #16 is one of the few sites on this stretch of highway that has an unobstructed view of Canandaigua Lake from an elevated vantage point. The vista and visual range is exceptional and led to a score of 44 points out of 50 points. The site also has a steep slope and is zoned in the "Residential Lake District." The parcel could be easily developed which would destroy one, if not the last, prime viewpoints from County Road #16.

*Options.* Since many tourists and residents frequently pull over onto the shoulder to look at the view from this parcel, a small turnout would be appropriate from the standpoint of public safety. However, any expenditure of funds must be tied to a conservation easement being placed on the hillside in the immediate vicinity.



4. Route #21 S County Turnout. The Environmental Commission also evaluated the County Turnout on Route #21 South to see how this site would compare with others in the survey. Not surprisingly, the parcel received the highest score for "Ridgelines and Scenic Views," posting 47 points out of a possible 50 points. The extent and visual of the vista are outstanding. The site is not threatened by development and is already protected.

Options. Given the foresight that the County had in acquiring this site, the Commission would recommend that the Town encourage the County to further enhance this site by clearing any invasive tree and plant species in the visual line of sight. In addition, some thought should be given to expanding the turnout and providing a few more picnic tables. With the success of the Route #12 "pull-off" in South Bristol as a tourist attraction, the Route #21 site should be upgraded. The two sites could be marketed by the County as part of the "Canandaigua Lake Scenic Trail."

5. Seneca Point Road & Route #21 S. As one Commission member stated "this parcel is a gateway site that epitomizes the rural character of the Town." The site is beautiful with a view of open fields and Canandaigua Lake in the distance. With homes having been built to the west and north of the property, the parcel is threatened by future development and by construction in the viewshed itself. One factor that works against this site as a "Scenic View" is its close proximity to the Route #21 County Turnout. To reflect this fact, the Commission members decided to subtract 5 points from the parcel's score.

Options. While the Town could purchase a one or two acre parcel from the owner, the viewshed would be spoiled if development were to occur in the pastures to the east of Seneca Point Road. Hence, as is the case with many of the "Scenic Views" in this report, any expenditure of public funds for a turnout should be conditional on the placement of a Conservation Easement on the land in the immediate viewshed. This condition certainly would be applicable in both the Seneca Point & Route 21 S and the Duell Road parcels.

6. Monks Road (1/2 mile South of Seneca Point Road). This relatively unknown site sits on a knoll just to the north of the Bristol Harbor complex. The parcel has an unobstructed view of the southern end of Canandaigua Lake and the hills surrounding Naples. This land posted the second highest score in the survey for "Ridgelines and Scenic Views" (45 points). Given the Bristol Harbor development to the south and the possibility of construction in the viewshed, the site is threatened.



*Options.* As is the case with most of the scenic sites that the Commission evaluated, an outright purchase of one or two acres for a turnout would be appropriate for this site. However, as the above picture illustrates, such a purchase would not protect the viewshed for the public to enjoy in the future, since houses could be constructed in the immediate vicinity. Hence, any outlay of Town funds for this site must be conditional on obtaining a "Conservation Easement" on the land in the immediate viewshed. In this regard, the Town, a Land Trust and the owner of the land should be brought together to discuss the advantages of such an arrangement.

#### *Some Cautionary Words and General Observations*

The attractiveness of the Town of Canandaigua as a place to live, work and play strongly suggests that the scenic views are likely to disappear quickly in the years just ahead. One site that was visited by the Environmental Commission and that had a very high score later had been graded for a new home. This parcel which was 9 10ths of a mile south of the County Turnout on Route 21S, is now lost forever. The disappearance of these sites will have a detrimental impact on the tourism industry and ultimately on employment in the region.

Throughout the Commission's evaluation process, the working assumptions were that high scoring farms would be candidates for PDRs, and that high scoring scenic views would be candidates for purchase by the Town (or donation by residents) of one or two acre parcels for parking and picnic area. The Commission believes that the Town of