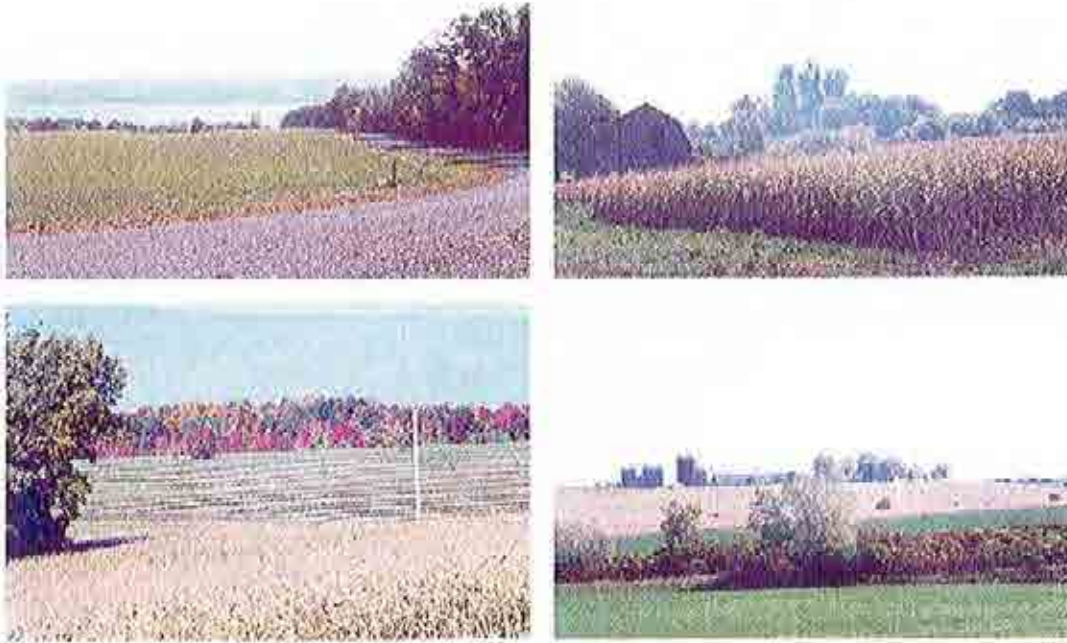


FARMLAND AND OPEN SPACE CONSERVATION PROGRAM



TOWN OF CANANDAIGUA, NEW YORK



FINAL REPORT *AND* *LANDS OF CONSERVATION INTEREST MAP*

FEBRUARY 2004

*Town of Canandaigua
Planning & Zoning Department*

PREPARED BY:

THE SARATOGA ASSOCIATES



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
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FARMLAND AND OPEN SPACE CONSERVATION PROGRAM REPORT

ACKNOWLEDGEMENTS

Canandaigua Open Space Committee

Robin Evans, Chairperson
Kim Brocklebank
Teresa Cator
Jim Demay
Kevin Olvany
Chris Costello
David Korpiel

Canandaigua Town Board

Samuel J. Casella, Supervisor
Roy M. Beecher
Ralph Brandt
Larry S. Fox
Bradley Purdy

Consultant

THE SARATOGA ASSOCIATES
■
LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
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INTRODUCTION

Located in the Finger Lakes Region along the shores of Canandaigua Lake, the Town of Canandaigua is known for its beautiful landscapes, vast open spaces and rural charm. Over 17,300 acres of agricultural land as well as scenic open spaces create the well-defined rural character that is the Town of Canandaigua. Scenic open



spaces and working landscapes provide economic and quality of life benefits to the community. Each plays a role in protecting the health and sustainability of water, soil and wildlife resources.

As growth continues to occur along the west shore of Canandaigua Lake and throughout the Route 332 corridor, maintaining working landscapes and scenic views becomes a challenge. Increasing residential development places pressures on existing farm operations that go well beyond the conversion of farmland to other types of land uses. Today's farming community also

"The Town of Canandaigua aspires to preserve its natural beauty and resources, agricultural heritage, and high quality of life as it continues to accommodate new growth..."

...The town seeks to manage this growth, organizing it in forms that preserve the best of Canandaigua's character for this and future generations."

-- Comprehensive Plan Vision

faces increasing conflicts with non-farm neighbors and loss of support services. In addition, residential development along ridgelines and hillsides can dramatically impact the scenic views of the community. Innovative land use planning techniques, such as conservation subdivision design, can assist in reducing the extent to which these impacts affect viable farm operations and critical open spaces.

The Town of Canandaigua, recognizing the importance of identifying an open space vision for the community, established the Open Space Committee to develop the Town of Canandaigua Farmland and Open Space Conservation Program and the *Lands of Conservation Interest Map*. As the implementation phase of a specific comprehensive plan recommendation, the Farmland and Open Space Conservation Program fulfills goals identified in the comprehensive plan. Open Space Committee members represented a cross section of the community including farmers and residents, as well as the Canandaigua Lake Watershed Council. The Town's open space vision is

the result of input from Open Space Committee members, residents, developers, Planning Board members and other members of the public.

WHAT IS THE FARMLAND AND OPEN SPACE CONSERVATION PROGRAM

The Town of Canandaigua Farmland and Open Space Conservation Program consists of two phases. Phase 1 of the Town of Canandaigua Farmland and Open Space Conservation Program provides the Town with a complete inventory of its farmland and open space resources, and creates an open space vision for the community. Phase I also includes the creation of the *Lands of Conservation Interest Map*.

The *Lands of Conservation Interest Map* illustrates the community's open space vision in an easy to understand format. It shows the location of various categories of open space in the community, how those resources relate to one another as a network of open lands, and the relationship to developed areas of the community. Opportunities for linkages in the form of paths and trails through the community are described. As a useful tool, the *Lands of Conservation Interest map* can assist the Town Planning Board, developers and the public in guiding growth in a manner consistent with the Town's Comprehensive Plan by providing improved knowledge about a site that will be developed: What are the open space resources on the particular site? Where are these resources located? And how do they relate to the larger open space and recreational vision for the Town? This information can be used to guide the project design and approval process in ways that are more sensitive to the unique features present on the proposed development site.

The *Lands of Conservation Interest map* can also help identify lands that should be protected for agricultural, recreational, and open space purposes through the purchase or donation of land or easements from willing landowners. The Town has already started to set aside funds for this purpose and the *Lands of Conservation Interest map* can serve as a guide in prioritizing future conservation projects.

Phase 2 of the Town's Farmland and Open Space Conservation Program, if pursued by the Town Board, will focus on developing a local, long-term funding mechanism for farmland and open space conservation. The Town has already set aside some funding for the specific purpose of preserving farmland and open space. Preservation can take place in a variety of ways including outright acquisition, purchase of development rights (PDR), transfer of development rights (TDR), and donation of land or conservation easements.

PURPOSE

The purpose of the Farmland and Open Space Conservation Program is threefold. First, the program is a recommended action suggested in the Comprehensive Plan. Its development is part of the implementing phase of the comprehensive plan. Second, the Farmland and Open Space Conservation Program, through the *Lands of Conservation Interest Map*, provides the community with a detailed inventory of farmland and open space resources throughout the Town. Third, the

Farmland and Open Space Conservation Program provides recommendations and strategies to be used by the Town Board, Planning Board, developers and the public to achieve meaningful open space conservation even while growth and development occur.

*Comprehensive Plan Goals supporting the conservation of
farmland and open space:*

- *Maintain Canandaigua's rural character by preserving farmland and supporting efforts to enhance the economic prospects of agriculture.*
 - *Conserve significant open spaces throughout the town and create a network of open lands to provide wildlife habitat and potential recreation trail corridors.*
-

As a result of the Farmland and Open Space Conservation Program, the Town of Canandaigua will be better positioned to work with developers to conserve significant open space areas while development occurs; apply for grant funding; and initiate other actions to achieve its farmland and open space conservation goals.

WHY CONSERVE FARMLAND AND OPEN SPACE

The reasons for farmland and open space conservation are numerous and varied, depending on which group of persons is advocating for the conservation of such resources. For farmers, conservation of a critical mass of farmland is a key factor in the continuation of viable agricultural operations and support businesses. For community residents, conservation of farmland and open space is essential in maintaining a high quality of life and preserving community character. For local business owners, conservation of open space is important to local tourism. For local landowners and taxpayers, the prevention of open space and farmland conversion to residential uses reduces the costs of public services.

The economics of conserving farmland and open space is what often drives support for such activities. According to the September 2000 *Ontario County Agricultural Enhancement Plan*, farmland and open space costs a community less in public services (infrastructure, schools, etc.) than residential development on the same property. Residential development requires more expenditures for community services and places a greater tax burden on residents. For example, agricultural lands receive \$0.21 in public services for each dollar contributed in property taxes while residential properties receive \$1.32 in public services for each dollar contributed in property taxes. This data is based on information gained from cost of community services studies conducted by the American Farmland Trust, a non-profit group dedicated to the protection of the nation's farmland.

HOW TO CONSERVE FARMLAND AND OPEN SPACE

Conserving farmland and open space is a long-term process typically involving an assortment of tools and strategies. Strategies may include building public-private partnerships, developing a local funding mechanism for land conservation or providing educational opportunities for landowners regarding the benefits of land conservation. Tools often include agricultural zoning, agricultural districts, permanent or term conservation easements, transfer of development rights or purchase of development rights. The most vital tool in the conservation of farmland and open space is the development of this Farmland and Open Space Conservation Program and *Lands of Conservation Interest* Map. This document provides a set of strategies and tools for conservation that can be easily incorporated into planning activities in the Town.

COMMUNITY SETTING

The Town of Canandaigua is a community rich with working landscapes and breathtaking scenic views. Located near Canandaigua Lake, the Town of Canandaigua is a destination for summer visitors and Lake enthusiasts. Agriculture is the primary land use in the Town.

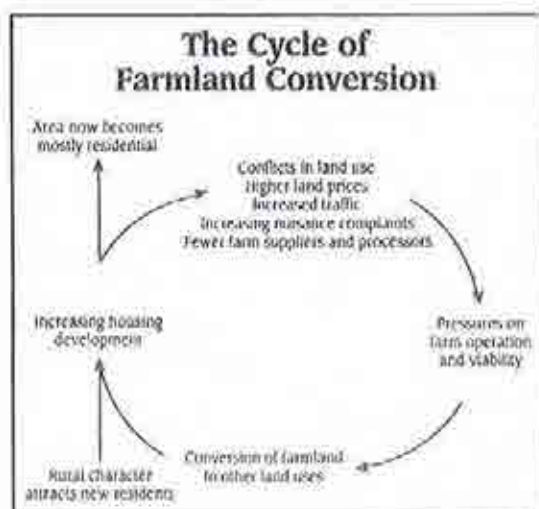


According to the comprehensive plan, the Town's population grew substantially in the second half of the 20th Century. From a population of 4,894 in 1960, the Town grew to 5,419 persons in 1970 (an 11% increase). The population increased 12% in the 1970's to 6,060 persons in 1980, and 18% in the 1980's to 7,160 persons in 1990. Census 2000 information indicated that the Town of Canandaigua continues to gain population. During the 1990's, however, the rate of population growth was a much slower 6.8% resulting in a Town population of 7,649 persons.

While the Town's population growth rate has decelerated in the last decade, it still exceeded the county's overall growth rate of 5.4%. The Town added the third highest number of people (489) during the 1990's in terms of actual population change for municipalities in Ontario County, behind only the Town of Victor (2,786) and the City of Canandaigua (539). A significant impact of this population growth is the conversion of farmland and open space to residential uses.

Several residential subdivisions are currently under construction in the Town including Waterford Point on Middle Cheshire Road, Fox Ridge on Butler Road, Lakeside Estates on County Road 16, Stablegate Subdivision on Canandaigua Farmington Town Line Road, and Old Brookside on Buffalo Street Extension.

The Town of Canandaigua had 3,281 housing units according to Census 2000. This was a 19.6% increase from 1990's total of 2,743 housing units. Despite its modest rate of population change, the Town of Canandaigua added the second highest number of new residential units (431) in the county during the



Source: Daniels, Tom and Deborah Bowers, *Holding Our Ground*, Island Press: Washington, D.C., 1997

period between 1993-1999. Only the Town of Victor permitted more residential units (751) during the same period. In fact, an analysis of Real Property Data prepared by the Genesee / Finger Lakes Regional Planning Council (G/FLPC) demonstrates that over a 20-year period (1980-1999), the Town of Canandaigua's average annual rate of growth in total assessment (net physical change which are the result of mainly changes in construction – whole or in part – versus demolition and fire) has been 2.2%, second only to the Town of Victor (3.4%) in Ontario County.

Population growth and associated patterns of residential development remain a concern for Canandaigua. Despite little actual population growth, improved access to the Rochester metropolitan area via the recently widened NYS Route 332, may have the potential to induce pressure for residential development in the Town of Canandaigua. In addition, continued economic growth in the Route 332 corridor, through development such as the NYS "Center for Excellence for Photonics and Infotonics," could generate hundreds of jobs and potentially increase the need for residential development.



INVENTORY

The *Lands of Conservation Interest* Map provides a detailed inventory of the farmland and open space resources located throughout the Town of Canandaigua. The map, found in **Appendix A**, was created using the inventory and analysis developed during the comprehensive

plan process as a baseline. Additional input from the Open Space Committee and public meetings completed the inventory. The *Lands of Conservation Interest* Map, together with the supplemental inventory maps, illustrates the distribution of resources and their relationship to one another. The *Lands of Conservation Interest* Map is the cornerstone of the Farmland and Open Space Conservation Program and is organized around five categories of open space resources in the community: Open Lands; Farmsteads and Agricultural Lands; Environmentally Sensitive Lands; Trails and Bicycle Routes; and Scenic and Cultural Resources.

Building on the natural resources inventory and other information collected from the recently adopted Comprehensive Plan, the committee's mission was to identify the Town's important categories of open space resources. Through additional research and fieldwork, and a series of public workshops, the committee answered questions such as:

- Where is the highest quality farmland in the Town? Which are the most viable farm operations?
- Where are the Town's important gateways?
- Where are the scenic vistas? Rural roadways? Ridgelines?
- What are the opportunities for linking these resources, and connecting different parts of the Town to one another, and to adjoining municipalities and trail systems?

A complete mapped inventory of environmental and scenic, cultural and recreational resources is included in **Appendix B**. Maps include existing land use, zoning, topographic features, hydrologic features, agricultural features, land cover, and parks, trails and undeveloped lands. A more detailed inventory is included in the Comprehensive Plan. Highlights of land use, topographic features, agricultural features, land cover, as well as parks, trails and undeveloped lands are found below.

LAND USE

Land use in the Town is predominately agricultural. Approximately 49% of the Town's land area is used for agricultural purposes. Over 1,000 acres in the Town are classified as New York State regulated wetlands. This represents approximately 3% of the land area in the Town. Nearly 5% or 1,700 acres of the total land area falls within a Federal Emergency Management Agency (FEMA) identified floodplain. Land use types have been derived from the New York State Assessor's Manual Land Use Classification Code and the land use classification assigned to each parcel by the assessor.

TOPOGRAPHIC FEATURES

In areas south of Routes 5 and 20, the Town has many unique topographic features including ravines and gullies leading to Canandaigua Lake. Ridgelines running parallel with the Lake offer superb scenic views. Steep slopes, or slopes greater than 25%, are located primarily near ravines created by small streams running into the Lake.

AGRICULTURAL FEATURES

Agriculture is the primary land use in Canandaigua and is supported in part by the types of soils found throughout the Town. In fact, over 80% of the soil within the Town is considered an *Important Farmland Soil* by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). Over 72% of the land is considered *Farmland of Statewide Significance*. *Farmland of Statewide Significance* is land considered of statewide importance for crop production. While important to agriculture in the state, these soils may exhibit some properties that do not meet *Prime Farmland* criteria including seasonal wetness or erodibility. When properly managed, these lands produce fair to good crop yields. *Prime Farmland* is land with the best physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops. Such soils have the growing season, soil quality, and moisture supply needed to produce sustained high crop yields. Approximately, 9% of Canandaigua's soil is classified as *Prime Farmland*.

LAND COVER

Land cover has been categorized and digitally documented by the Canandaigua Lake Watershed Council staff. Through the use of Pictometry, a technology that allows thorough analysis of aerial imagery, the Watershed Council classified land cover in the Town using the January 2002 *Ecological Communities of New York State* as a source for the classification. An ecological community is defined as "a variable assemblage of interacting plants and animal populations that share a common environment."ⁱⁱⁱ The benefit of this type of classification is a more accurate land cover classification. Unlike the land use codes found in the New York State Assessor's Manual, these land coverages do not follow parcel boundaries. These coverages are specific to land type as viewed on the aerial photography and as determined by field checks. For example, a parcel that includes a single family residential home surrounded by wooded areas would most likely be classified as single family residential by the NYS Assessor's Manual and the wooded area would not be documented. However, through this process, the wooded area would be identified as well.

Examples of land cover types found in the Town include: Successional Northern Hardwoods, Hemlock – Northern Hardwood Forest, Conifer Plantation, Floodplain Forest, Successional Red Cedar Woodland, and Silver Maple - Ash Swamp.

PARKS, TRAILS, AND UNDEVELOPED LANDS

The Town of Canandaigua has 570 acres designated as public parks and recreation areas. Four parks are owned and maintained by the Town including Butler Road Park, Leonard R. Pierce Memorial Park, McJannett's Park and Onanda Park. Onanda Park has hiking trails. In addition, a recently donated 34-acre parcel along Buffalo Street Extension (near the City of Canandaigua border) will become the Richard P. Outhouse Park. This park will provide active recreational facilities such as playing fields and pavilions.

While no specifically marked biking routes exist, there are several well-used routes that traverse the Town. Biking routes described in various publications about the Fingers Lakes region, such as *30 Bicycle Tours in the Fingers Lake Region* by Mark Roth and Sally Waters, are utilized by local enthusiasts as well as visitor's to the region. Ontario Pathways and the Rochester Bike Club are organizations that frequent routes through the Town.

Current trail projects include the construction of an estimated \$840,000 Canandaigua Downtown rail-with-trail. This is a 2.4-mile trail extension of the existing Ontario Pathways rail-with-trail along the active Fingers Lakes Railroad Corridor in the City of Canandaigua. The Ontario Pathways trail currently goes through the eastern portion of the Town before entering downtown Canandaigua, as seen on the *Land of Conservation Interest Map*. The Canandaigua Downtown rail-with-trail consists of two segments. The first segment begins at Ontario Street and extends to Main Street (Route 332). As a result of a successful volunteer trail work day in July 2003, this segment of the trail has been developed and is available for use. The second segment of the trail is currently under study. The Genesee Transportation Council (GTC) has provided funding for a feasibility study of this segment. The feasibility study is investigating how to continue the trail despite the challenge of crossing Route 332 and two bridges. The City supports a trail into Baker Park, eventually connecting with the newly acquired Richard P. Outhouse Park in the Town of Canandaigua. The City of Canandaigua will maintain both segments of the trail.

In addition, the Genesee Transportation Council, through its *Regional Trails Initiative – Phase I Final Report and Action Plan* has identified, as a mid-term trail project, the Canandaigua-Farmington Trail Connection project. This project would involve the development of a trail connection between the Auburn Line Trail in the Town of Farmington and the Ontario Pathways trail in the City of Canandaigua. Projects in the *Final Report* were prioritized according to sorting criteria and placed into three categories: near-term, mid-term and long-term. Mid-term projects identified in the *Final Report* are those projects suggested for the 2007-2011 implementation period.

Undeveloped lands, as seen on the map in **Appendix B**, include parcels 10 acres or greater that are undisturbed and are without built structures. Undeveloped lands are further divided as agricultural or residential lands according to the tax assessment and the NYS Assessor's Manual for Land Use Classification. This was also verified using orthophotos. For residential lands containing a residential unit, the developed portion of the parcel was not included. Vacant lands are those lands classified as vacant according to the NYS Assessor's Manual. These lands may provide opportunities for conservation of large contiguous areas of open space.

CONSERVATION STRATEGIES



A variety of strategies exist that allow for a balance between farmland and open space conservation and development. Through the purchase or donation of land or easement, partnerships, or the regulatory process, open space conservation can occur in such a way as to create a Town-wide network of open space that preserves quality of life. Four broad strategies include the following:

- Conserve valuable open space resources during the development process
- Inform landowners, public officials and the general public about land stewardship options
- Create partnerships with local organizations, public agencies, the local development community, businesses and neighboring municipalities to achieve the open space vision
- Establish funding program for farmland and open space conservation

CONSERVE VALUABLE OPEN SPACE RESOURCES DURING DEVELOPMENT PROCESS

The Farmland and Open Space Conservation Program and the *Lands of Conservation Interest* Map can provide the Planning Board and the Town Board with the tools needed to make informed decisions and provide recommendations to developers regarding the development of farmland and open spaces. The Town is currently revising its existing zoning to include specific requirements regarding the development of subdivisions. As recommended in the adopted Comprehensive Plan, these revisions will include a requirement for Conservation Subdivision Design.

Conservation subdivision design will permit flexible lot-sizes, facilitating creative design in harmony with the landscape. In addition to the environmental and scenic benefits of allowing homes to be sited in a creative way, a network of conserved open lands can be created in the

Conservation Subdivision Design
(term coined by Randall Arendt)

Uses open space resources present on a site to be developed as the starting point for design (In the same way that a golf-course community is designed).

The four-step conservation subdivision design process is quite simple:

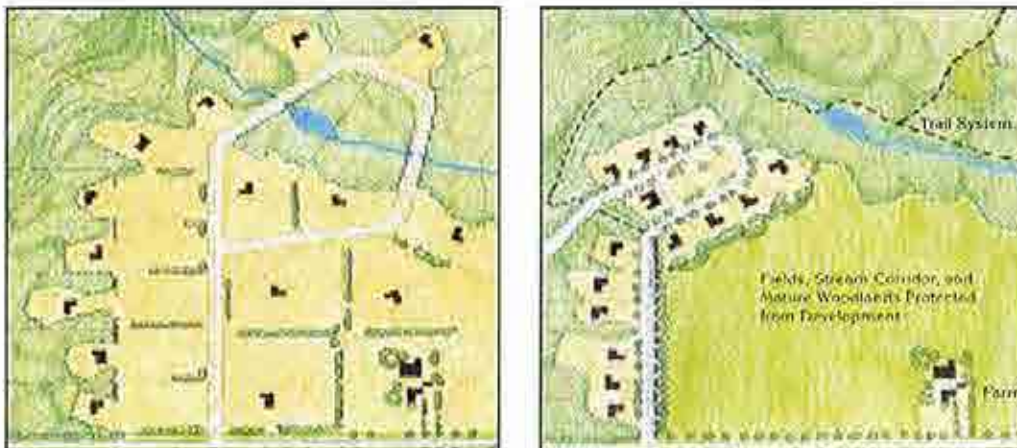
1. Identify conservation areas – potential development areas follow once the conservation areas have been “greenlined”.
2. Locate house sites
3. Align streets and trails
4. Draw in the lot lines

Conservation easement – a legal tool that ensures that conservation lands set aside as a result of this process remain undeveloped.

Ownership options for conservation lands - an individual landowner or several landowners in the new conservation subdivision, a homeowner's association, the Town of Canandaigua, or a land conservancy such as the Finger Lakes Land Trust.

See Randall Arendt's, *Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks* (1996) and *Growing Greener: Putting Conservation into Local Plans and Ordinances* (1999) for more information about Conservation Subdivision Design.

process. The conservation subdivision process involves four basic steps. The first step involves identifying open space resources present on the site using the *Lands of Conservation Interest* Map as a starting point. A more detailed site-specific inventory of resources would need to be conducted as well. After it has been determined which lands are conservation lands and where development should occur, home sites are designed in a creative manner. The last step of the process requires identifying road alignments and lot lines. The box above identifies the conservation subdivision design process and the illustration below shows a comparison of a conventional subdivision and a conservation subdivision.



A comparison of a conventional subdivision (left) with a conservation subdivision (right). In both cases, a total of 16 residential lots were created. A conservation easement ensures that the open land preserved as part of the conservation subdivision (right) cannot be further subdivided or developed in the future.

There are three significant advantages to this approach. The first advantage is that the process is guided by farmland and open space conservation, recreational development and natural resource protection. The design process is creative and not driven strictly by arbitrary minimum lot size requirements. The second advantage is that networks of open space are created through the development process enhancing the value of homes within these subdivisions, the value of surrounding neighborhoods, and the quality of life of residents. The third advantage is that developers are allowed more flexibility to provide different types of housing on a variety of lot sizes in response to market demand. Infrastructure costs may be reduced through the clustering of homes and the savings could also be passed on to home buyers.

INFORM LANDOWNERS, PUBLIC OFFICIALS AND THE GENERAL PUBLIC ABOUT LAND STEWARDSHIP OPTIONS

A successful farmland and open space conservation program begins with a general knowledge of why it is important, what the benefits are and how to achieve protection of these resources. This knowledge must be conveyed to landowners, public officials and the general public in a manner that is informative and easy to understand. Public meetings with local conservation organizations or landowners that have participated in land conservation activities are successful in spreading the message. The Town could also partner with a local land conservancy to provide education to large landowners about their land stewardship options and the benefits of conservation. For example, potential income and estate tax benefits can be generated through the donation of conservation easements to a municipality or a land trust. It is important to listen to all sides of an issue or concern and understand how conservation of specific resources can impact the community.

CREATE PARTNERSHIPS

The Town of Canandaigua should initiate and continue to foster existing partnerships with land conservation organizations, public agencies, the local development community and neighboring municipalities. Building partnerships can lead to successful, long-term land conservation.

Land Conservation Organizations

Organizations such as the American Farmland Trust, the Fingers Lakes Land Trust, the Genesee Land Trust or the Canandaigua Lake Watershed Council could provide technical expertise for land conservation activities. Each of these organizations has knowledgeable staff and dedicated volunteers in positions to work with the Town and landowners to implement the Town's farmland and open space conservation vision. These organizations are also excellent sources for information and educational opportunities regarding farmland and open space conservation.

Public Agencies

A variety of public agencies, at all levels of government, are available to assist the Town in achieving its farmland and open space conservation vision. At the federal level, the United States Department of Agriculture (USDA), the Natural Resources Conservation Service (NRCS), and the Farm Service Agency (FSA) each have a variety of programs designed to assist farmers and

landowners in protecting valuable environmental resources. Technical support is also available through the local Soil and Water Conservation District.

At the state level, opportunities exist to partner with multiple agencies including the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP), the Department of Agriculture and Markets (NYSDAM), and the Department of Environmental Conservation (NYSDEC). Several funding programs exist for the purposes of farmland protection and other land conservation activities. Grants are typically funded through the NYSOPRHP, NYSDEC, and NYSDAM.

In addition, the New York State Fish and Wildlife Management Board (FWM Board), coordinated through the NYSDEC, may provide an opportunity for partnership. The FWM Board is an advisory board to the NYSDEC consisting of representatives from each county, sportsmen, and landowners as well as representatives from NYSDEC, NYSDAM, NYS Farm Bureau, the Soil and Water Board, and Cornell Cooperative Extension. The FWM Board addresses issues related to fish and wildlife habitat protection as well as access to outdoor recreation, such as public hunting and fishing. If the participation of Ontario County delegates from the FWM Board is desired in the next stages of the Farmland and Open Space Conservation Program, the Open Space Committee should coordinate through the NYSDEC Region 8 Natural Resources Supervisor.

Activities carried on by the Genesee Transportation Council (GTC), such as the Regional Trails Initiative, may provide opportunities for regional partnerships. The GTC could provide technical assistance with regards to determining trail alignments or identifying funding opportunities. As a regional entity, the GTC can also assist in coordinating efforts across municipal boundaries.

The Ontario County Agricultural Enhancement Board is a county-level agency supporting agriculture in the county and presents another partnership opportunity. In September 2000, the *Ontario County Agricultural Enhancement Plan* was developed. This Plan recognizes the importance of agriculture to Ontario County's economy and quality of life. Intended to provide a foundation for future preservation efforts, the Plan identifies trends and recommendations to overcome the challenges facing agriculture today.

Local Development Community

Homebuilders, developers, realtors and businesses are all a part of the local development community. Each of these entities contributes in some manner to the success of the Town. The development community ideally seeks a predictable development process where 'good' projects are quickly approved and 'negative impacting' projects are denied. Identifying the appropriateness of a project is not a simple task. However, through the Comprehensive Plan, a community-wide consensus has been established regarding what is an appropriate project for specific areas. As the community more clearly articulates its vision for the future, it should seek

cooperative partnerships with developers and development interests that can help to achieve the vision.

Neighboring Municipalities

The Town of Canandaigua has a strong working relationship with the City of Canandaigua and its other neighbors. These relationships should continue in the form of shared open spaces and regional trail opportunities. For example, the newly acquired Richard P. Outhouse Park in the Town also provides recreational open space opportunities for the adjacent City of Canandaigua Civic Center.

Additional partnering opportunities exist through the development of trail systems. The City of Canandaigua, along with Ontario Pathways, is developing a 2.4 mile Canandaigua Downtown Rail-with-Trail. This trail project was identified in the *GTC Regional Trails Initiative Final Report and Action Plan*ⁱⁱⁱ. Long-term recommendations in the *Regional Trails Initiative Report* include an extension of this trail through the Town of Canandaigua connecting with existing trails in the Town of Farmington.

ESTABLISH FUNDING PROGRAM FOR FARMLAND AND OPEN SPACE CONSERVATION

The Town of Canandaigua has established a dedicated fund for the conservation of open space and farmland resources. Each year the Town Board has set aside funds for this purpose as part of the Town budget. With the assistance of the *Lands of Conservation Interest* Map to identify critical resources, these funds could be utilized to purchase lands via fee acquisition or to purchase interest in lands through conservation easements. Looking toward the future, the Town may want to consider developing a more significant and ongoing source of funding. In addition, the Town Board will need assistance in pursuing and negotiating actual projects. Development of conservation projects and negotiations with landowners can be long and complex processes.

Funding Sources

Communities across New York State have funded farmland and open space conservation in a number of ways. The least complicated method is to set aside budgetary funds on an annual basis. The Town of Canandaigua is already utilizing this method and when the budget allows, has set aside funds for conservation purposes. Another option might be to develop a revenue bond to extend costs over a period of years. This option has proven successful in the City of Saratoga Springs, New York. In 2002, voters approved a \$5 million bond to fund open space conservation. According to the Saratoga Springs Open Space Project, if the entire \$5 million were spent in the first year, property taxes would increase an estimated \$0.27 for every \$1,000.00 of assessed value. At the time of the bond, the average assessed home value in Saratoga Springs was \$134,000. The tax increase would be \$35.75 a year over 20 years. Some communities have discovered that an investment in farmland and open space conservation would cost less in the long term than the cost of providing residential services in those same areas.

Some counties in New York State have considered dedicating a percentage of sales tax or real estate transfer tax for the purpose of conservation. The Town could work with the Board of Supervisors in advocating such an approach in Ontario County.

Ultimately, the most successful funding program may include a variety of funding sources, including grants. The Town, for example, may be in a strong position to apply for grants to supplement their existing funds. With matching funding, the Town would be more competitive in the grant application process.

Several communities also utilize a term easement/tax abatement programs as a short-term (5-20 year) solution until a longer-term solution is possible. Modeled on successful initiatives in Perinton, Clifton Park and other communities in upstate New York, this program would provide tax relief to large landowners who agree to keep their land undeveloped for a period of years – the greater the period of years (the term) the greater the abatement. This option could also be used for properties that may not meet criteria established for permanent acquisition. There would be some reduction in property tax revenue associated with such a program. However, given that these lands are undeveloped, they do generate a significant amount of property tax revenue.

Advisory Committee

The Town could establish an Advisory Committee to develop specific criteria prioritizing conservation projects. Project criteria may include willingness of the landowner to sell property or development rights and the amount of development pressure on the property. The Advisory Committee could use the *Lands of Conservation Interest* map as a guide in the project selection process. Appointment of members to the committee and the decision to move forward with final selection of conservation projects would, of course, rest with the Town Board.

Establish a Demonstration Project

The purpose of the demonstration project would be to work with a willing landowner to complete a purchase of development rights, donation of land or easement project in the near future. A successful project could build community (and voter) support for approval of local funding mechanisms such as a bond referendum. The Town's success could also inspire the county or other communities to establish funding mechanisms.

Due to the cost, permanent conservation of farmland and other open spaces through outright acquisition or Purchase of Development Rights will be limited to excellent quality projects that meet criteria developed by the Advisory Committee. Projects that represent a critical mass of farmland, create links to open space networks, or conserve an environmentally sensitive area may be the type of priority projects that are desired.

When a community purchases just the development rights from a landowner, this often referred to as the purchase of development rights (PDR). This voluntary technique provides willing

landowners with alternatives to conventional development. The following discusses the benefits and disadvantages of PDR.

benefits of PDR

- PDR preserves farmland permanently, while keeping it in private ownership.
- Participation in PDR programs is voluntary.
- PDR allows farmers to capitalize on undeveloped assets on their land.
- PDR can be implemented by state or local governments, or by private organizations.
- PDR provides farmers with a financially competitive alternative to development.
- PDR programs can protect ecological as well as agricultural resources.
- PDR removes the non-agricultural value of land, which helps keep it affordable to farmers.

disadvantages of PDR

- PDR is expensive.
- PDR programs generally are oversubscribed. In New York, funding for PDR has been limited, with demand far exceeding available funds.
- Purchasing easements is time consuming. Participants in the state program generally must wait at least a year before all details regarding their easements are finalized.
- Monitoring and enforcing easements requires an ongoing investment of time and resources.

Source: American Farmland Trust, *Action Guide: Agricultural and Farmland Protection for New York*

The donation of land or conservation easements is another method to preserve open space and can also benefit the landowners. Donating land or conservation easements may alleviate estate tax and income burdens for the landowners. Willing landowners in the Town have already donated land for the purpose of preserving open space. The 34.9-acre Richard P. Outhouse Park, located between Buffalo Street Extension and County Road 30, was recently donated to the Town. The Town plans to construct playing fields and other recreational facilities at this location. A 9.7-acre wetland was also recently donated to the Town for the purposes of open space preservation. This property, located near Middle Cheshire Road and Laura Lane, will remain as a wetland.

RECOMMENDED ACTIONS & TOOLS FOR IMPLEMENTATION

(By Resource Category)

Identifying strategies is a critical first step to defining an approach to conserving farmland and open space resources. The application and implementation of these strategies is the true test of the program's success. To more easily achieve this, five categories of open space resources have been identified and are illustrated on the *Lands of Conservation Interest Map*. Resource



categories include open lands; farmsteads and agricultural lands; environmentally sensitive lands; trails and bicycle routes; and scenic and cultural resources.

OPEN LANDS

The *Lands of Conservation Interest Map* illustrates open lands as vacant land, permanently protected land and undeveloped land. Vacant land is classified according to the NYS Assessor's Manual Classification. Those few vacant lands that do exist in the Town are scattered throughout. Permanently protected lands within the Town include parks, such as Onanda Park, the Richard P. Outhouse Park, and the Ontario County Fairgrounds. Undeveloped lands, as described in the Inventory Section of this report, include parcels 10 acres or greater that are undisturbed and are without built structures. Undeveloped lands include agricultural or residential lands according to the tax assessment and the NYS Assessor's Manual for Land Use Classification.

Recommended Actions:

Consideration should be given to those open lands that may be appropriate for additional trails or park space. Coordination with property owners and the Town could lead to important partnerships and increase the Town's open space network. The undeveloped agricultural lands should continue to be used for agricultural purposes. Many of the techniques previously discussed can be implemented to assure the agricultural uses, including PDR and federal assistance programs.

FARMSTEADS AND AGRICULTURAL LANDS

Farming is an essential part of the economy, character and heritage of the Town of Canandaigua. Despite a national and local trend of declining farm acreage and a declining number of farms,

many viable farm operations continue to function throughout the Town. In order to maintain an environment that encourages successful farming operations, it is important to protect these areas from development pressure. Critical agricultural lands, such as those areas with Prime Agricultural Soils or areas adjacent to viable farmsteads, should remain as agricultural lands.

Recommended Actions:

To offer an alternative to farmers other than development their land, the acquisition of conservation easements through the purchase of development rights (PDR) is suggested for the Town of Canandaigua. PDR is a commonly used technique for the preservation of agricultural lands. This alternative would result in a win-win situation for the farmer and the community. It would allow the farmer to continue farming or retire, keep the land as open space in perpetuity and also provide the farmer with a return on his/her investment in the land. When considering PDR, it is important to establish priority area to preserve. Priority areas should identify areas that can assist in maintain the core farm operation.

PDR is the voluntary and legally binding sale of development rights by the landowner to a land trust or government agency. The land is then restricted to open space or farming in perpetuity. The cost of developments is determined by the difference between the current appraised value of the property and the value of the property as open space or agricultural land. Funding for PDRs may be available from state funds (primarily grants from the NYS Department of Agriculture and Markets) or from funding set aside by the Town through a variety of methods such as bonds. The donation of development rights is another option. In addition, the county could also develop a program for funding land conservation through general funds, bond or a real estate transfer tax.

Additional options to protect environmentally sensitive lands for the short-term are available through federal programs such as the Conservation Reserve Program (CRP) or the Grasslands Reserve Program (GRP). CRP, for example, is a voluntary program operated by the United States Department of Agriculture Farm Service Agency (FSA) and is available to agricultural producers to "safeguard environmentally sensitive land."¹⁰ Farmers participating in the CRP program plant resource-conserving ground cover that acts to reduce soil erosion while improving water quality and wildlife habitat. In turn, participants receive cost-share assistance and rental payments for a duration of 10-15 years. CRP may include several practices such as tree planting, native grass plantings, erosion structures, grass waterways, filter strips, riparian buffers, wildlife food plots, cross wind strips and wetland restoration.

The Grasslands Reserve Program (GRP) is a recent program authorized by the 2002 Farm Bill. The GRP is a voluntary program involving the acquisition of conservation easements to protect grasslands. Grassland includes rangeland and pastureland. Under this easement, the landowner is allowed to maintain the land via cuttings and to graze as pasture land, but may not till the ground. The program is a coordinated effort with the USDA Natural Resources Conservation Service (NRCS), the Farm Service Agency (FSA) and the USDA Forest Service. While this program is likely to be very competitive, it is illustrative of the various types of assistance programs

available to landowners. The NRCS and FSA also have other programs available to assist in the conservation of open space resources, such as the wetlands reserve program. Local representatives from these agencies would be a source for additional programs.

ENVIRONMENTALLY SENSITIVE LANDS

The Town of Canandaigua has a significant amount of environmentally sensitive lands, as shown on the *Lands of Conservation Interest* Map. These lands include steep slopes, wetlands and the 100-year floodplain. Steep slopes are areas with slopes of 25% or more and are primarily located in the area south of the Hamlet of Cheshire. Wetlands are located throughout the Town and are regulated by either the NYSDEC or the Army Corp of Engineers. Wetlands are an important part of an ecosystem and function as natural filters to dilute pollutants before reaching streams or groundwater. Due to the potential for erosion and other environmental hazards, development on steep slopes, floodplains, and wetlands is discouraged.

Recommended Actions:

While the development of environmentally sensitive lands may be self-limiting, strong efforts should be taken to assure these areas remain undeveloped. The conservation subdivision design process is a flexible technique that could be employed to maintain these areas without tapping into funding resources for open space conservation. Development could be sited outside of environmentally sensitive areas. However, in some instances, the acquisition of easements to preserve sensitive lands may be necessary.

TRAILS AND BICYCLE ROUTES

It is recommended that opportunities for a community-wide trail system and bicycle route network be examined. The *Lands of Conservation Interest* Map illustrates existing trails and routes as well as the location of proposed trails that will assist in creating a network of connected trails and bicycle routes throughout the Town of Canandaigua and the region. Existing biking and hiking facilities include the Ontario Pathways trail on the east side of the Town, the City of Canandaigua rail-with-trail, a variety of bicycle routes currently used by the Rochester Bike Club and various hiking trails at Onanda Park.

Recommended Actions:

Many opportunities exist to increase the number of hiking trails and biking routes in the Town. Some of the following proposed trails would be newly designated bicycle routes sharing existing roads, while some trails will be multi-use, off-road trails, or hiking trails along scenic ridgelines and gullies.



Bicyclists currently use several roadways throughout the community as 'unofficial' shared roadway bicycle routes. However, no signage exists to guide cyclists or to warn motorists of a shared roadway. To avoid potentially dangerous conflicts and to indicate directions, distances or destinations to cyclists, the American Association of State Highway and Transportation Officials (AASHTO) *Guide for the Development of Bicycle Facilities* recommends proper signage be placed in 1/4 mile (500m) intervals and at all directional changes along the routes. Signed routes could also be mapped and coordinated with regional tourism activities.

The Town of Canandaigua Highway Department could coordinate this initiative to sign and maintain routes. In addition, the Town Highway Department could maintain the roadway shoulders to provide a safer place for bicyclists to ride. Grants and technical assistance may be available for signage through Transportation Enhancements Funding or the Genesee Transportation Council. Signage could be coordinated with other tourist promotions in the area including the Finger Lakes Wine Trail.

Two options are recommended for a rail-trail in the Town. The first option would involve an extension of the Ontario Pathways trail west through the City of Canandaigua. New trail development by the City will extend the trail to Buffalo Street. It is recommended that the trail extend through the City perhaps connecting with Baker Park, into the Town and eventually connect with existing trails in the Town of Farmington. The second option would include an extension of the Ontario Pathways trail west into the Town of East Bloomfield. The development of this trail would be a long-term process and require a cooperative effort with property owners, town officials and developers.

The ridgeline running parallel to Canandaigua Lake in the Southern Corridor offers a trail opportunity. A ridgeline walking trail might extend from Onanda Park north to the preserved Atwater Meadows in the City of Canandaigua. The development of this trail would also be a long-term, cooperative process. Multiple property owners and dedicated volunteers would need to work together to make this trail a reality.

Several opportunities exist to develop hiking trails along the scenic gullies located in the southern corridor of the Town. The gullies are steep and narrow, providing a challenging hike terminating near the lakeshore. The majority of the property located near the gullies is privately owned. As with other recommended trails, this trail development would require a coordinated effort with willing property owners and citizens. A citizen-based group, for example, could initiate trail development over a period of time and work toward completing an entire network trails.

Funding for trail development may be available through dedicated funds from the Town. Additional funding assistance may be in the form of grants from the state or from Transportation Enhancements funding through the successor to the Transportation Equity Act for the 21st Century (TEA-21).

SCENIC AND CULTURAL RESOURCES

GATEWAY CORRIDORS

Gateways highlight primary points of entry into a community to help enhance one's sense of arrival. Well-defined gateways provide a sense of entering into a special place and welcome visitors as well as residents. Gateways may be defined and designed in any number of ways including through the use of signage, plantings, medians and other design elements. In some cases, the undeveloped character of these gateways may be desired. First impressions can often be lasting impressions. Therefore, extra care should be taken when developing and identifying gateways.

Recommended Actions:

It is recommended that the Town maintain the primarily undeveloped qualities of entrances into the community. To accomplish this, the Town should seek to protect significant open spaces that comprise these gateways utilizing the conservation subdivision process (when development does occur) to preserve frontage and other distinguishing characteristics of these gateways.

In the developed gateway corridors, the Town may consider enhancing site design, building architecture and streetscape amenities. The most common method to achieve this is through the use of design standards. Design standards should address appropriate architecture and signage, pedestrian and bicycle connections, buffered parking areas through placement of buildings or the use of native vegetation, and the consolidation of road access points. Streetscape enhancements could include, but are not limited to sidewalks, pedestrian-scaled lighting, plantings and benches. The goal for these areas is not to foster a more intense pattern of land use development, but rather to improve the physical attractiveness of these developed gateway corridors.



For either type of gateway, developed or undeveloped, the Town should install welcome signage that is consistent Town-wide and reflects the rural character of the community. This may be an opportunity to develop a partnership with the local Chamber of Commerce or coordinate with local tourism efforts. The *Lands of Conservation Interest* Map identifies eight scenic gateway corridors in the following locations:

- Route 332
- County Road 30
- State Routes 5 and 20
- County Road 32
- Goodale Road
- State Route 21, south of Cheshire
- County Road 16 (West Lake Road)
- State Route 21, east side of Town

SCENIC DRIVES

Scenic roads are a primary vantage point from which most experience the surrounding landscape. The quality of the roadways often has a lasting impression on one's perception of the community. In the less developed areas of the Town, narrow rural roads create a sense of remoteness and provide a taste of the rural charm that is characteristic of the community.

Significant scenic drives are indicated on the *Lands of Conservation Interest* Map and are located primarily throughout the southern portion of the Town along the following roadways:

- Woolhouse Road
- Moran Road
- Cramer Road
- Deuel Road
- Bristol Cross Road
- Smith Road
- Knapp Road
- Ketchum Road
- Goff Road
- Seneca Point Road
- Coye Road



Recommended Actions:

These scenic drives are constantly evolving and changing. Maintaining and enhancing these areas can be challenging due to the combination of public and private space and will be the result of many small actions creating a positive cumulative impact. The areas surrounding these roadways should retain their primarily undeveloped character. Methods to achieve this include addressing the style and type of frontage development along these corridors. Using conservation subdivision design is one method to guide frontage development. PDR or land donations are also alternatives to conserve particularly critical lands along these corridors.

Moreover, special care could be taken by the Town Highway Department to preserve the rural character of these roadways. Alternative road design can serve to enhance the already scenic roadway character. Many communities in New York State seek to preserve scenic drives like those identified above. Dutchess County, for example, has identified techniques to not only address road safety, but also maintain continuity with the landscape. Roadway safety guidelines often require the clearing of roadside obstructions to prevent accidents with obstacles such as trees or historic stonewalls. However, Dutchess County suggests these features add visual interest to the roadway and may serve to slow down the motorist. In its *Technical Memo: Improving the Visual Quality of Roadways*, Dutchess County identifies small actions that create a large visual impact while adding a safety, such the use of wooden or rust colored guide rails in place of galvanized guide rails.¹¹

RIDGELINES AND SCENIC VIEWS

Scenic views of ridgelines and of the Canandaigua Lakefront are abundant in the southern portion of the Town. As a result, views from the ridgelines of Canandaigua Lake and the surrounding area are attractive to development. To preserve these views for all, a set of design guidelines could be used to provide guidance to the community and developers.

Design guidelines that specifically address ridgeline and shoreline development can assist in preserving scenic views, while still allowing development to occur. Placement of structures below the ridgeline is a simple solution that still allows for development, but prevents the loss of scenic views of the ridgelines. In addition, engineered lakefront properties (i.e. retaining walls) could be replaced with alternative techniques such as natural stone riprap to preserve the natural character of the lakefront.

Recommended Actions:

The use of ridgeline and lakefront development design guidelines would effectively preserve scenic views throughout the Town. Design guidelines typically address setbacks, architectural design, and building placement. Recognizing that each property and development is unique, design guidelines allow flexibility when developing along shorelines and ridgelines.

Multiple mitigation techniques exist to reduce the visual impact of lakefront and ridgeline development and assist in protecting scenic views. The NYSDEC Program Policy DEP-00-2, "Assessing and Mitigating Visual Impacts" outlines techniques such as planting and screening, building site and envelope, and architectural design. These techniques have been created to assist new development or land uses to blend in with the surrounding vegetation and topography. This will serve to mitigate visual impacts and protect scenic views, while still allowing for development to occur.

Planting and screening can be an efficient way to reduce visual impacts of development on ridgelines and along the lakefront. Planting a mix of native vegetation will effectively screen new development and also control erosion. However, this mitigation method may take some time to become fully effective, depending on which native species are planted and their growth rates.

Selecting a building site and envelope so as to minimize the impacts on scenic views can include structure placement, rooflines, foundations, driveways, and grading. This concept focuses on working with the natural terrain and slopes to create more natural lines and prevent a break in the natural view. Ridgeline and lakefront development, for example, can have setbacks sufficient enough to allow the existing vegetation and topography act as a screen. Ridgeline development could be sited downgrade enough to not exceed the elevation of the ridgeline or break the view. Furthermore, rooflines could be created to reflect the natural terrain and driveways could follow natural contours instead of cutting across contours.

Architectural design is a creative way to mitigate visual impacts. Utilizing colors and building materials that are more common in the surrounding environment is desired. For example, a residence constructed on a ridgeline finished in stark white vinyl siding will be much more visible than a house finished in earth tone colored wood siding. Rearranging the placement of windows to break up large expanses of glass and hooded lighting fixtures can also serve to reduce visual impacts.

HISTORIC CEMETERIES AND SCHOOLHOUSES

The Town's deep history is evident in the numerous historic cemeteries and schoolhouses located in the community. These resources are recognized as an important link to the past. The location of historic cemeteries and schoolhouses are described below.

The Ontario County Historian has identified nine historic cemeteries in the Town of Canandaigua. The *Lands of Conservation Interest* Map shows the following historic cemeteries:

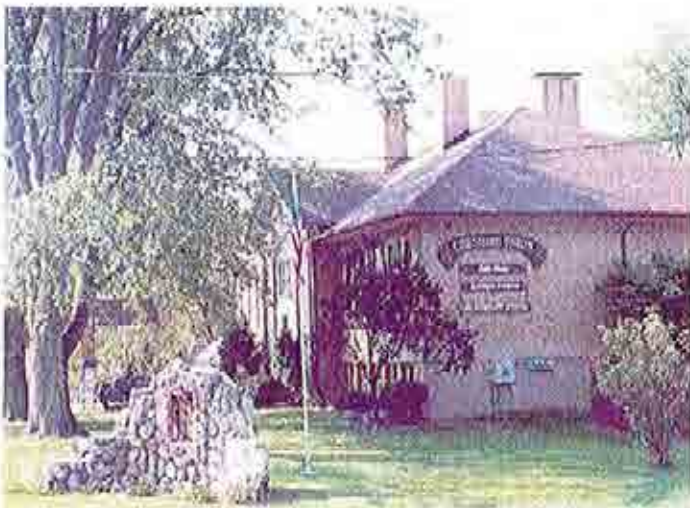
- Academy Cemetery – Near Seneca Point Road and County Road 16
- Cooley Cemetery – Near the intersection of Cooley Road and Short Road
- Lucas Cemetery – Near the intersection of Lucas Road and State Route 21
- New Michigan/Tilton Cemetery – On New Michigan Road, north of Yerkes Road
- Pine Bank Cemetery – On State Route 21, south of Wells-Curtice Road
- Benham/Red Dock/Wolveron – North of Wyffles Road, west of County Road 16
- Root/Remington Cemetery – Near Nott Road and Middle Cheshire Road (Landlocked)
- Sand Hill Cemetery – Near the intersection of Sand Hill Road and Emerson Road
- Woolhouse/Hunn Cemetery – Near the intersection of Woolhouse Road and County Road 32



Approximately ten historic schoolhouses have been identified and documented by the Town of Canandaigua Historian. While no longer used as schools, many of these structures continue to be actively used as single-family residential homes or, in the case of the District #5 School, as a store and antique shop. The schoolhouses include:

- District #1 School – Located at the intersection of Cooley Road and Short Road.
- District #3 School – Located at the intersection of Hickox Road and County Road 32.

- Joint District #4 School – Located on State Route 21 between Dugway and Hicks Road.
- District #5 School – Located in the Hamlet of Cheshire and is The Cheshire Union. The Cheshire Union is home to The Company Store, The Cheshire Union Gift Shop and The Cheshire Union Antique Center.
- District #7 School – Located on Seneca Point Road south of County Road 16.
- District #8 School – Located on Middle Cheshire Road near the intersection of Butler Road.
- District #14 School – Located at the corner of State Route 322 and Padelford Road.
- District #17 School – Located on Andrews Road.
- District #19 School – Located on Deuel Road near the intersection of Lucas Road.
- District #20 School – Located at the corner of New Michigan Road and Yerkes Road.



Recommended Actions:

Currently, the Town is responsible for maintaining the cemeteries and this maintenance should continue. The Town and adjacent landowners could work together to coordinate access to all of the historic cemeteries, including the landlocked Root/Remington Cemetery near Nott Road. The cemeteries are an important link to the Town's history and should be preserved. In addition, a signing system could be

established indicating the significance of each cemetery, the persons located within and links to today's community. A pamphlet describing a driving tour of the historic cemeteries of the Town of Canandaigua might be another opportunity.

The historic schoolhouses also represent a link to the past and while most are privately owned, efforts should be made to maintain the integrity of these structures. To assist in maintaining the schoolhouses, these structures may be identified as significant historic structures by the Town, County and possibly New York State. The Town could work with local historians and the State Historic Preservation Office to determine the most appropriate approach to preserving these structures.

APPENDICES

¹ Cornell Cooperative Extension of Ontario County and the Ontario County Planning Department. *Ontario County Agricultural Enhancement Plan*. September 2000.

⁹ New York Natural Heritage Program. *Draft Ecological Communities of New York State, Second Edition*. January 2002.

¹⁰ Genesee Transportation Council. *Regional Trails Initiative Final Report and Action Plan*. August 2002.

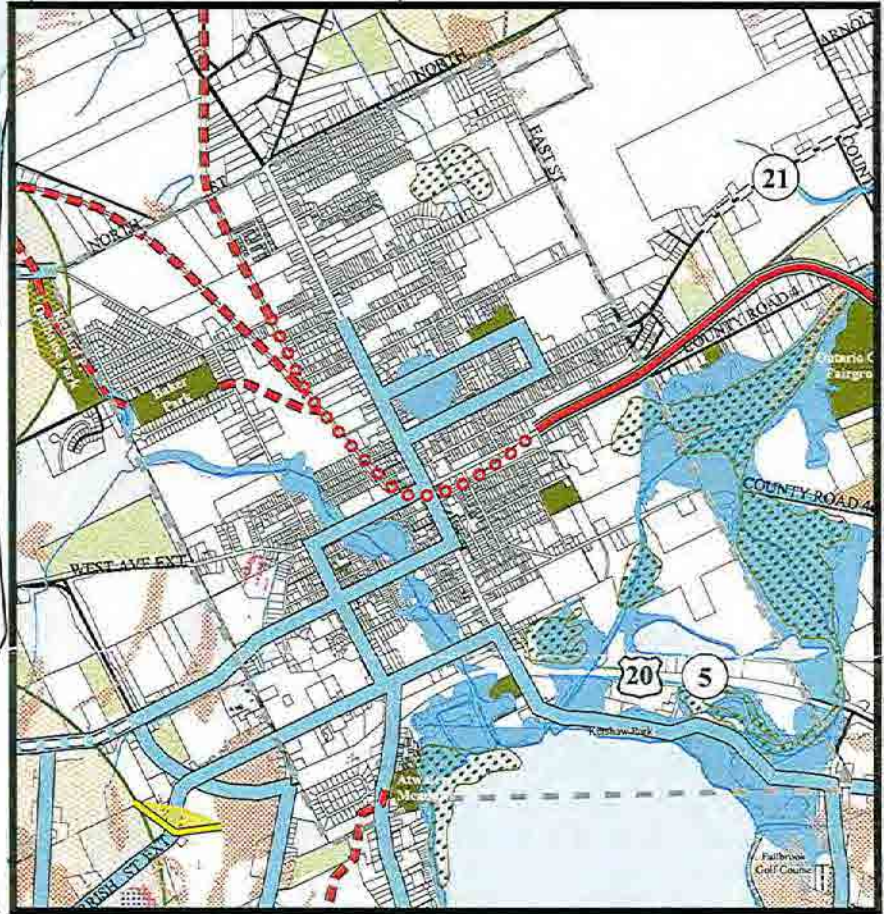
¹⁵ USDA Farm Service Agency. *Conservation Reserve Program Fact Sheet*. www.fsa.usda.gov

⁷ American Association of State Highway and Transportation Officials. *Guide for the Development of Bicycle Facilities*. 1999.

¹¹ Dutchess County Planning Department. *Tech Memo: Improving the Visual Quality of Roadways*. November 1987.

APPENDIX A - Lands of Conservation Interest Map

TOWN OF CANANDAIGUA FARMLAND & OPEN SPACE CONSERVATION PROGRAM



Lands of Conservation Interest

- | | | | |
|---|--|--|---|
| <p>Farmstead & Agricultural Lands</p> <ul style="list-style-type: none"> Farmstead (w/ Owner Name) Prime Agricultural Soil <p>Trails & Bicycle Routes</p> <ul style="list-style-type: none"> Biking Routes ***** Existing Trail (Ontario Pathways) Trail Under Development (construction or study) Proposed Trail | <p>Scenic & Cultural Resources</p> <ul style="list-style-type: none"> Scenic Drives Scenic Views Scenic Gateways Ridgelines ***** Historic Cemeteries | <p>Environmentally Sensitive Lands</p> <ul style="list-style-type: none"> Steep Slope > 25% Wetland 100-Year Floodplain <p>Open Lands</p> <ul style="list-style-type: none"> Vacant Land ** Permanently Protected Land *** Undeveloped Land **** Agricultural Residential | <p>Rivers & Streams*</p> <p>Road*</p> <p>Lake*</p> <p>Parcel*</p> |
|---|--|--|---|

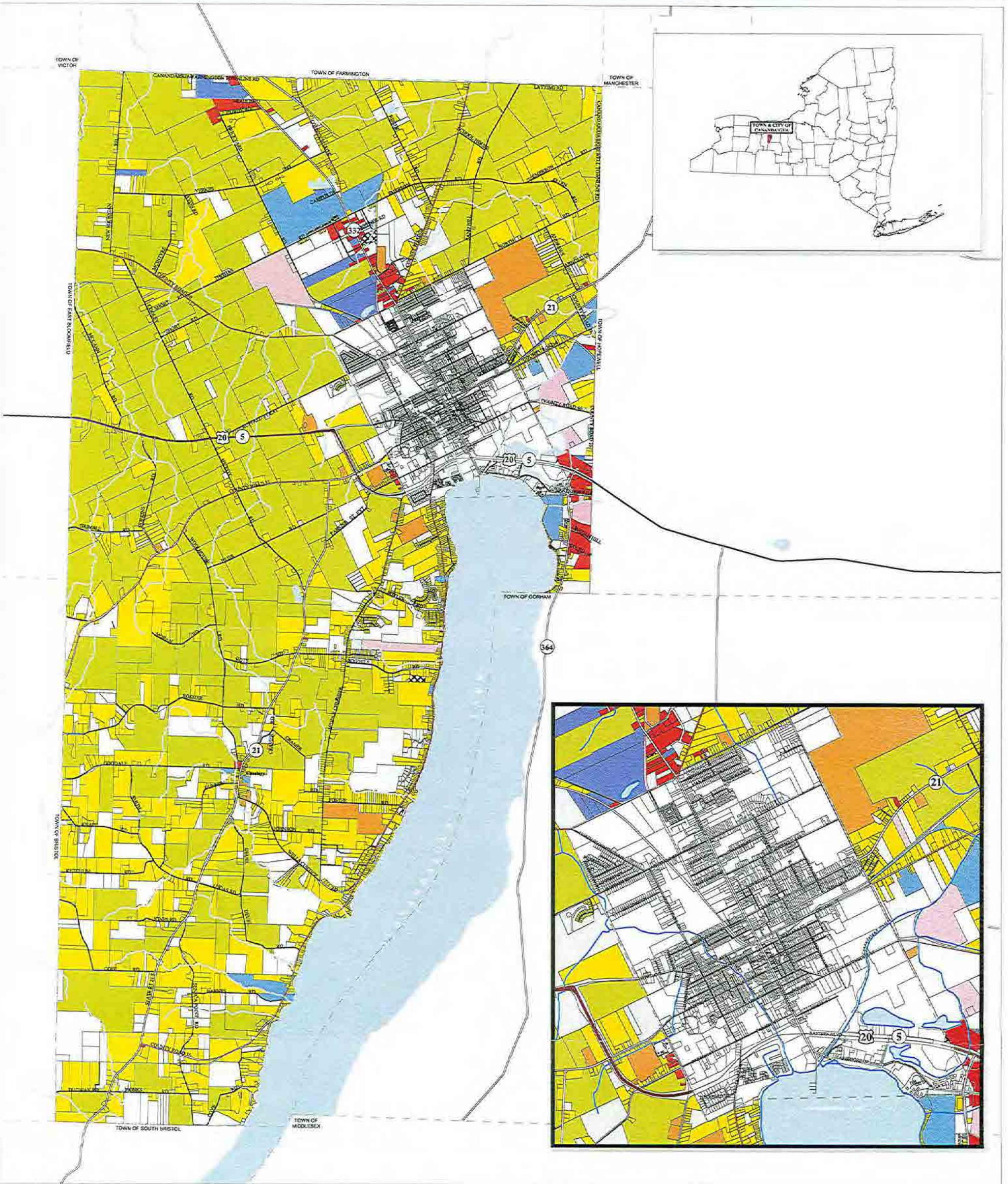
THE SARATOGA ASSOCIATES
LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS & PLANNERS, P.C.
SARATOGA SPRINGS, NEW YORK 12056

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* Data Provided by Ontario County
** NYS Assessor's Manual Classification
*** State, County, City, & Town Parks & Recreation on Land, Right of Ways, & Easements
**** Undisturbed Land without built structures - layer developed from NYS Assessor's Manual Classes of Agriculture and Residential land > 10 Acres, orthophotos used to verify undeveloped areas
***** Source: 30 Bicycle Tours in the Finger Lakes Region, 3rd Edition, by Mark Roth & Sally Waters, Updated by the TNMC Bike Club; Rochester Bike Club
***** General ridgeline areas derived from visual analysis of digital orthophotos, digital elevation modeling, and viewshed analysis

NOVEMBER 2003

TOWN OF CANANDAIGUA FARMLAND & OPEN SPACE CONSERVATION PROGRAM



Phase 1: Open Space Inventory

- State Highway
- U.S. Highway
- Municipal Boundary*
- Interstate*
- Access Ramp*
- US Highway*
- State Highway*
- County Road*
- Local Road*
- Rivers & Streams*

- Lake*
- Parcel*
- Agricultural Districts*

EXISTING LAND USE



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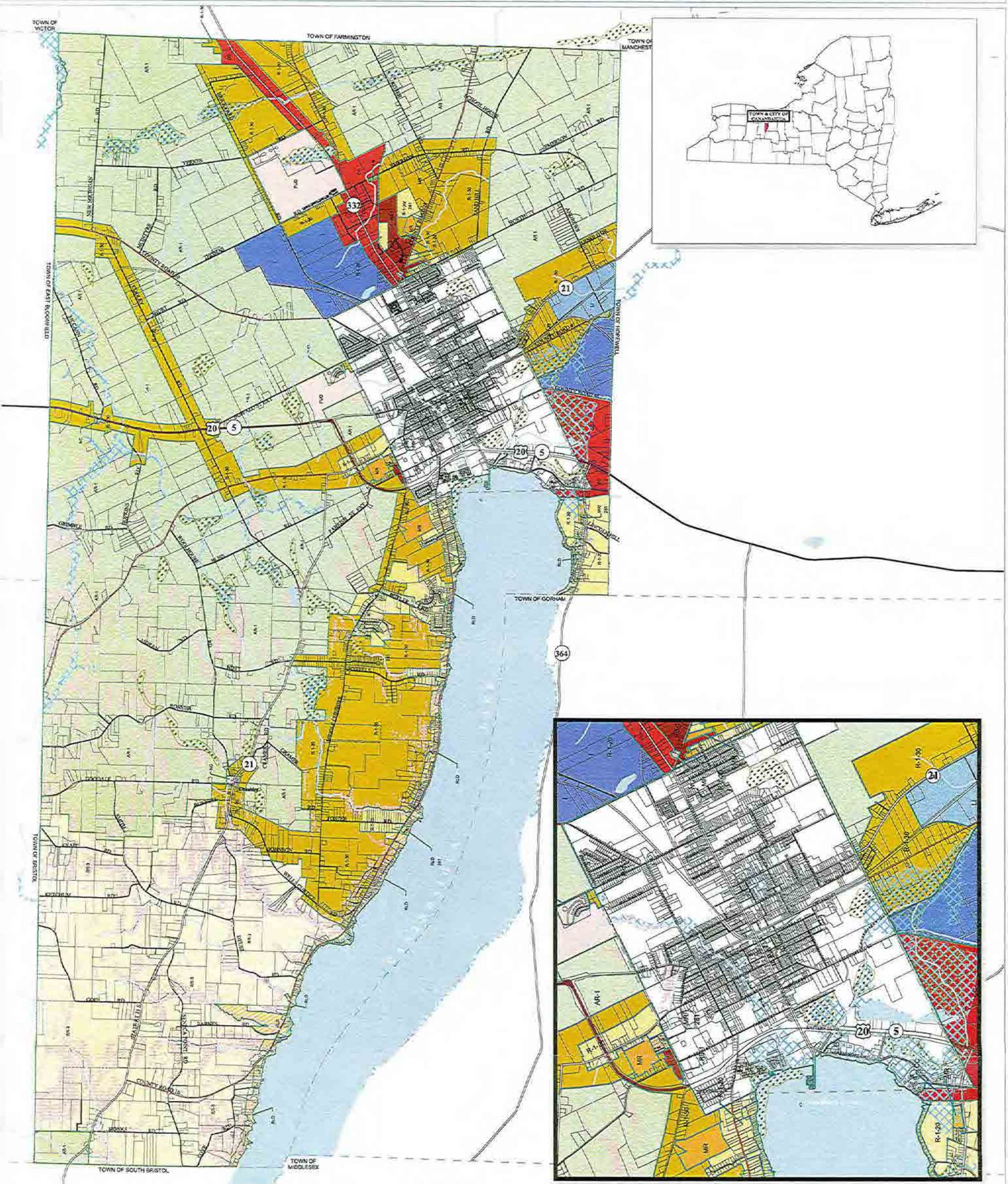
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LAND USE CLASSIFICATION*

- Agriculture
- Commercial
- Community Services
- Industrial
- Public Services
- Recreation & Entertainment
- Residential
- Vacant
- Unknown

* Data Provided by Ontario County

TOWN OF CANANDAIGUA FARMLAND & OPEN SPACE CONSERVATION PROGRAM



Phase 1: Open Space Inventory

- Municipal Boundary*
- US Highway*
- State Highway*
- County Road*
- Local Road*
- Zoning District Boundary
- Rivers & Streams*

- State Highway
- U.S. Highway
- Lake*
- Parcel*

EXISTING ZONING



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ZONING DISTRICTS

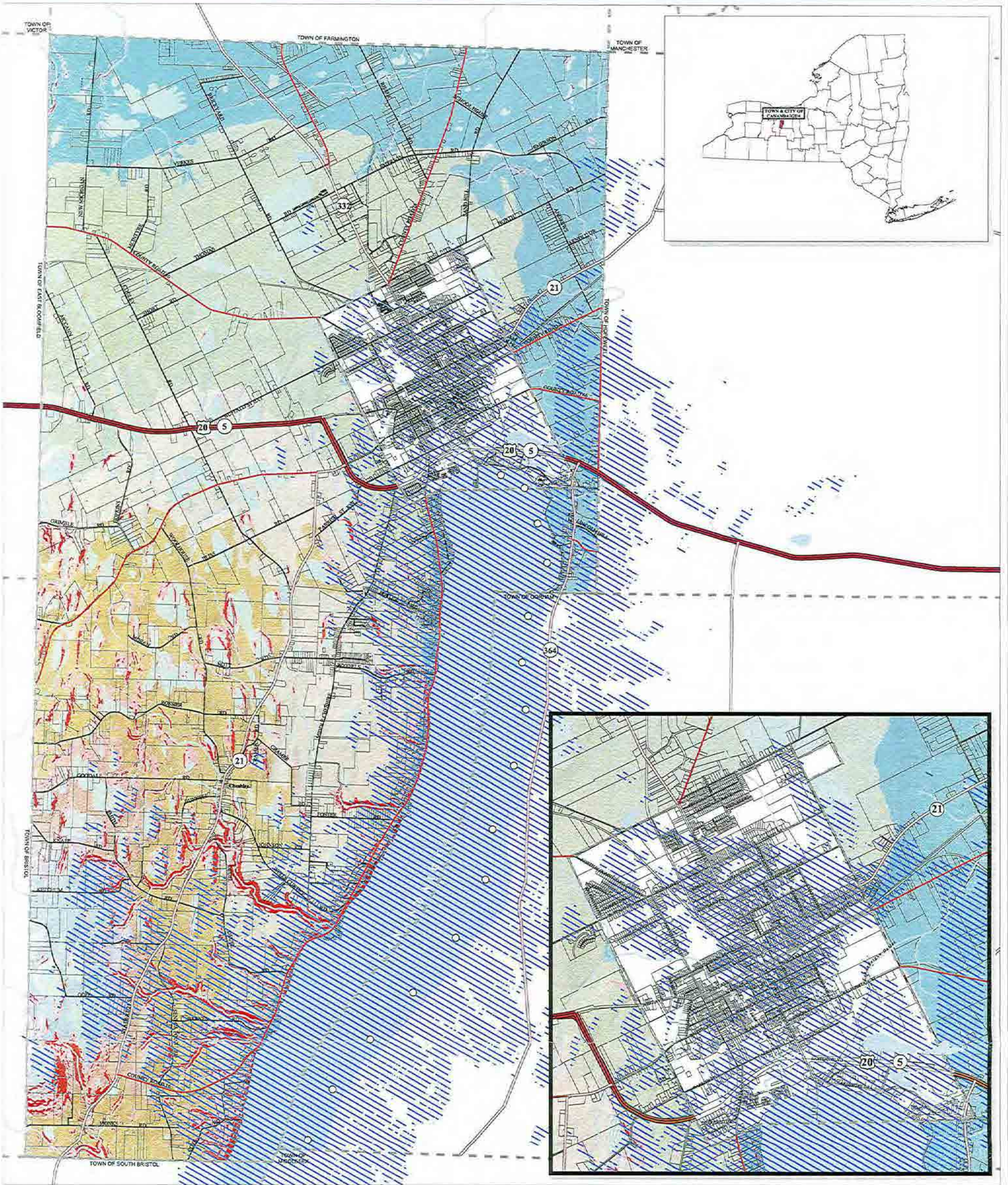
- | | |
|---------------------------------------|--------------------------------|
| Agricultural Rural Residential (AR-1) | Planned Unit Development (PUD) |
| Rural Residential (RR-3) | Neighborhood Commercial (NC) |
| Residential (R-1-20) | Community Commercial (CC) |
| Residential (R-1-30) | Restricted Business (RB-1) |
| Residential Lakeshore District (RLD) | Limited Industrial (LI) |
| Multiple Residential (MR) | Industrial (I) |

LIMITED DEVELOPMENT OVERLAY DISTRICT

- >16% Slope
- DEC Wetlands *
- FEMA Flood Zones *

* Data Provided by Ontario County
Zoning District Labels Provided by MRB/group

TOWN OF CANANDAIGUA FARMLAND & OPEN SPACE CONSERVATION PROGRAM



Phase 1: Open Space Inventory

TOPOGRAPHIC FEATURES

- State Highway
- U.S. Highway
- Municipal Boundary
- Interstate *
- US Highway*
- State Highway*
- County Road*
- Local Road*

- Lake*
- Parcel*
- Rivers & Streams*

NOVEMBER 2003

1 Mile

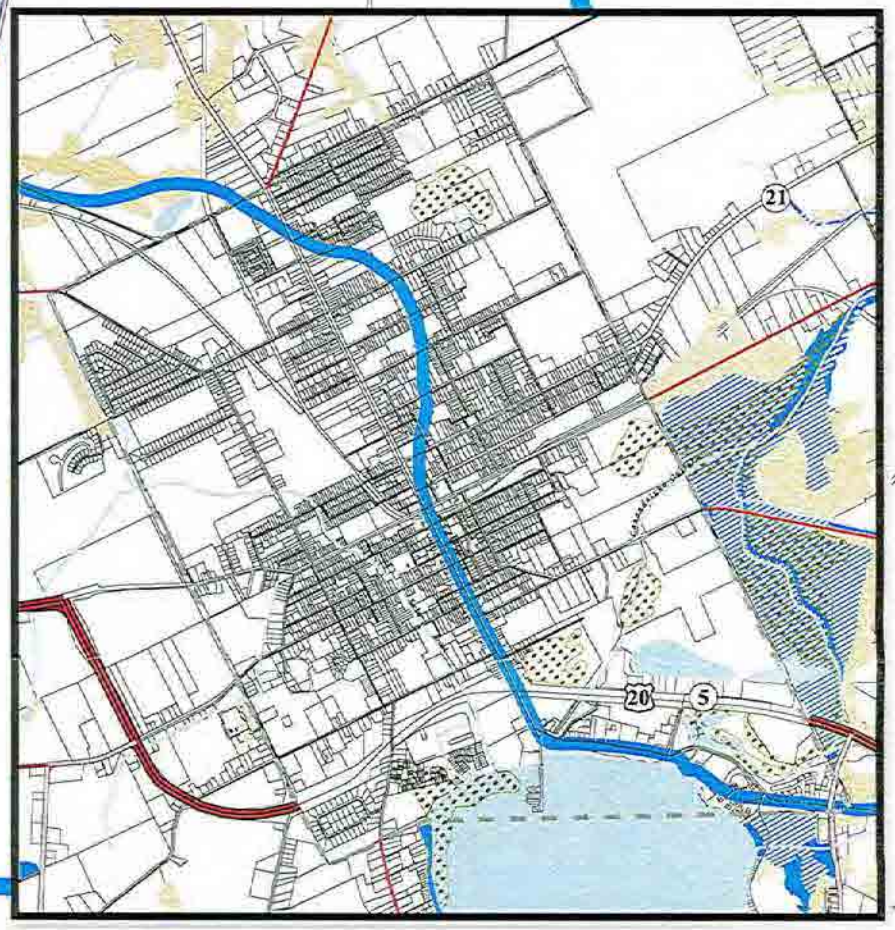
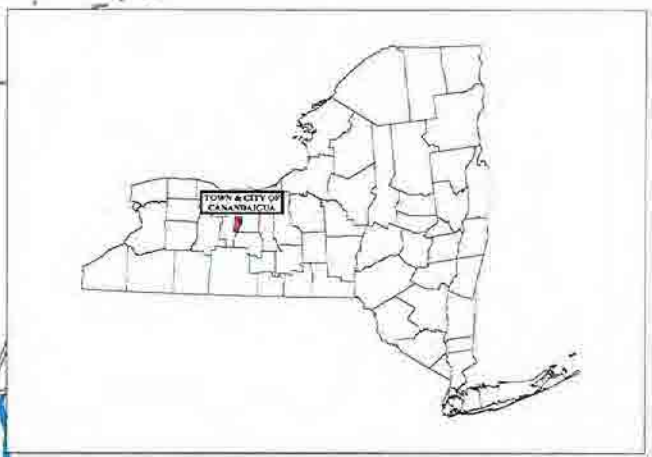
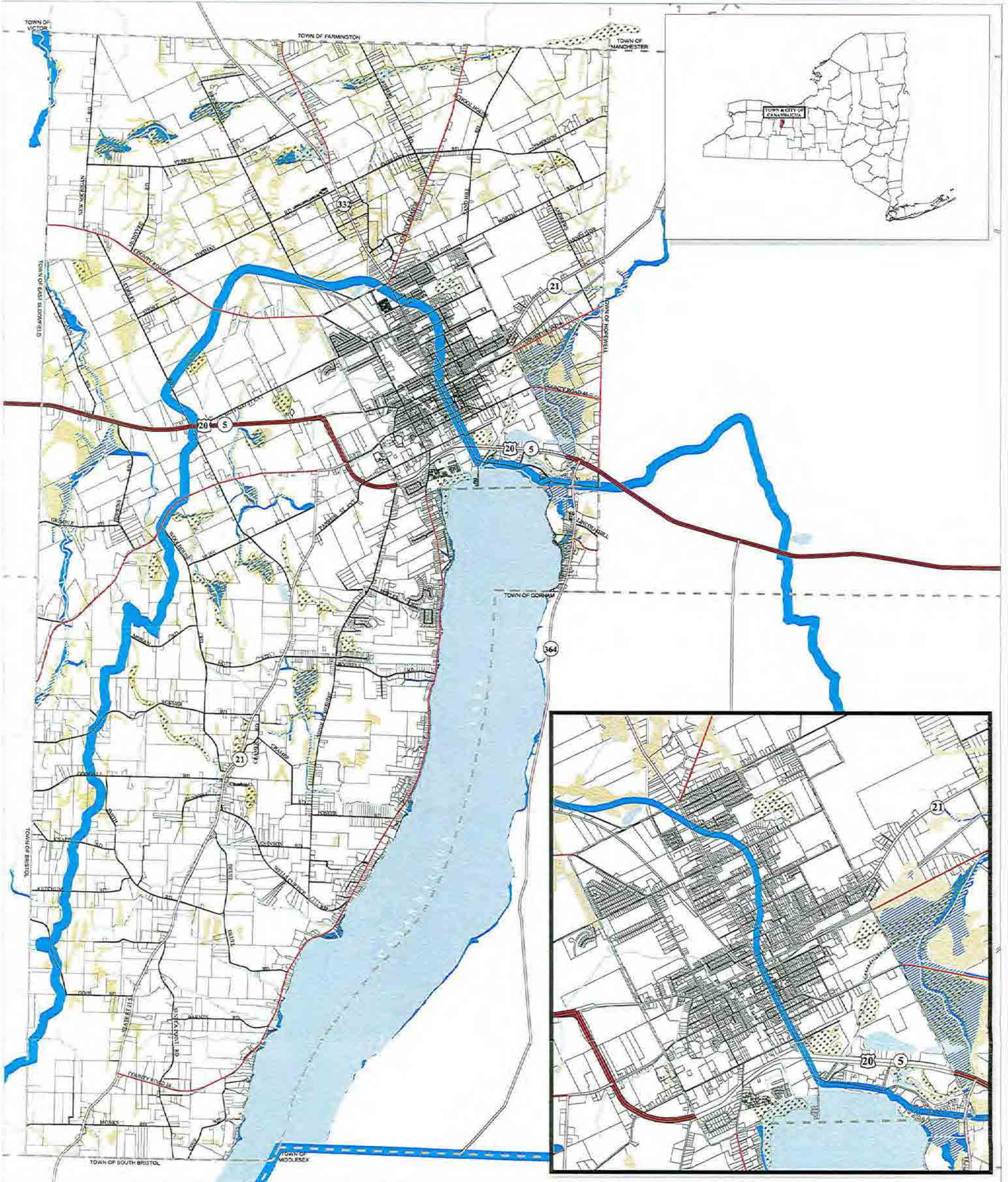
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- Hill Top Areas
- Areas Visible from Canandaigua Lake
- View Point
- Steep Slopes**
- 16 - 25% Slope
- 25 - 100% Slope

TOWN OF CANANDAIGUA FARMLAND & OPEN SPACE CONSERVATION PROGRAM



Phase 1: Open Space Inventory

HYDROLOGIC FEATURES

- State Highway
- U.S. Highway
- Municipal Boundary
- Interstate *
- US Highway*
- State Highway*
- County Road*
- Local Road*

- Lake*
- Parcel*
- Rivers & Streams*

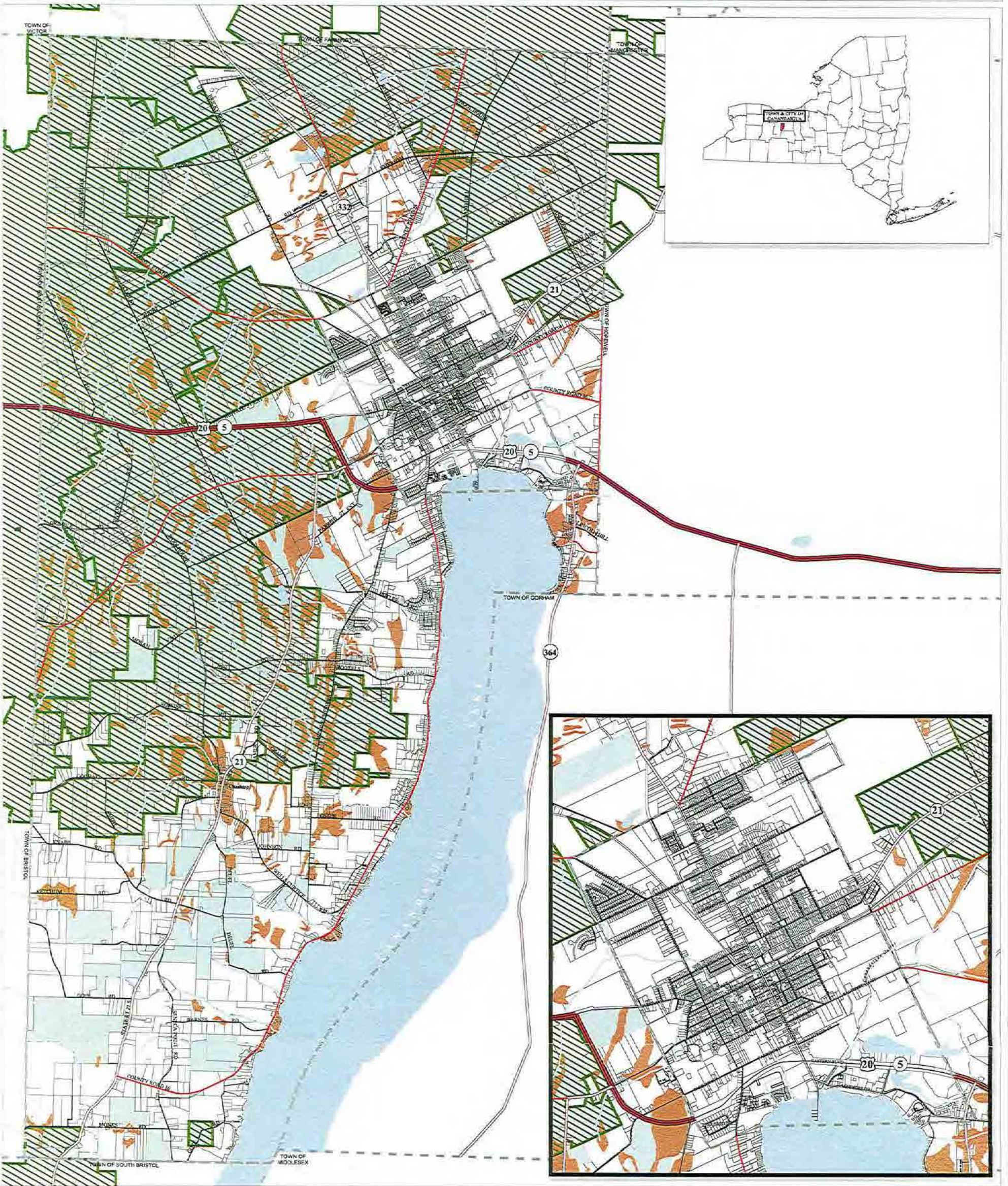
- Canandaigua Lake Watershed *
- DEC Wetlands *
- FEMA Flood Zones *
- Hydric Soils

NOVEMBER 2003

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TOWN OF CANANDAIGUA FARMLAND & OPEN SPACE CONSERVATION PROGRAM



Phase 1: Open Space Inventory

AGRICULTURAL FEATURES

- State Highway
- U.S. Highway
- Municipal Boundary
- Interstate *
- US Highway*
- State Highway*
- County Road*
- Local Road*

- Lake*
- Parcel*
- Rivers & Streams*



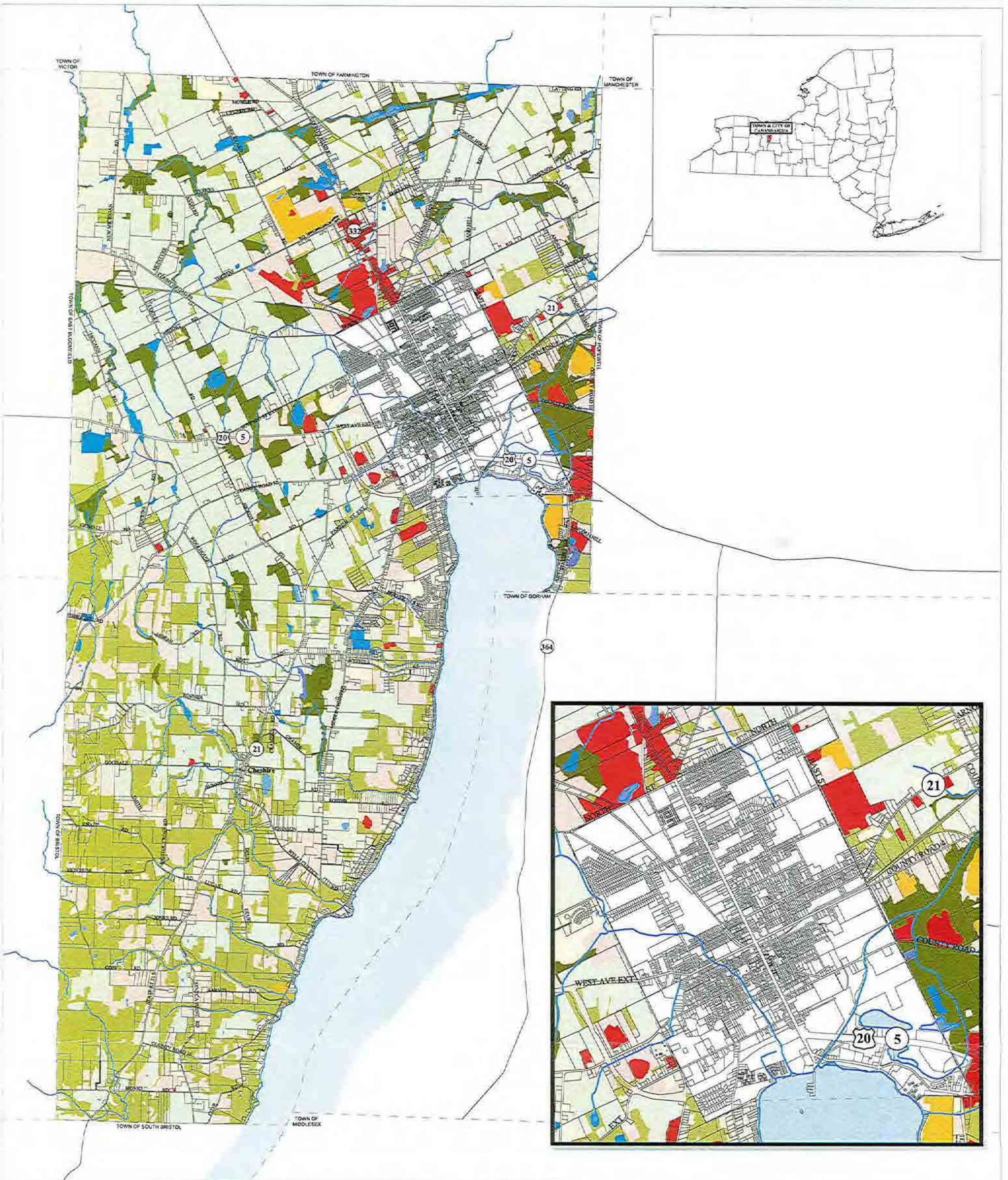
THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS & PLANNERS, P.C.
NEW YORK SARATOGA SPRINGS BOSTON

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- Prime Agricultural Soils *
- Agricultural Districts*
- Agricultural Land (NYS Assessor's Classification)

TOWN OF CANANDAIGUA FARMLAND & OPEN SPACE CONSERVATION PROGRAM



Phase 1: Open Space Inventory

- Land Cover Category ***
- Commercial / Industrial
 - Farmland
 - Mining
 - Recreational
 - Residential
 - Successional Fields
 - Upland Forest
 - Water
 - Wet Woods
 - Wetlands

LAND COVER



THE SARATOGA ASSOCIATES

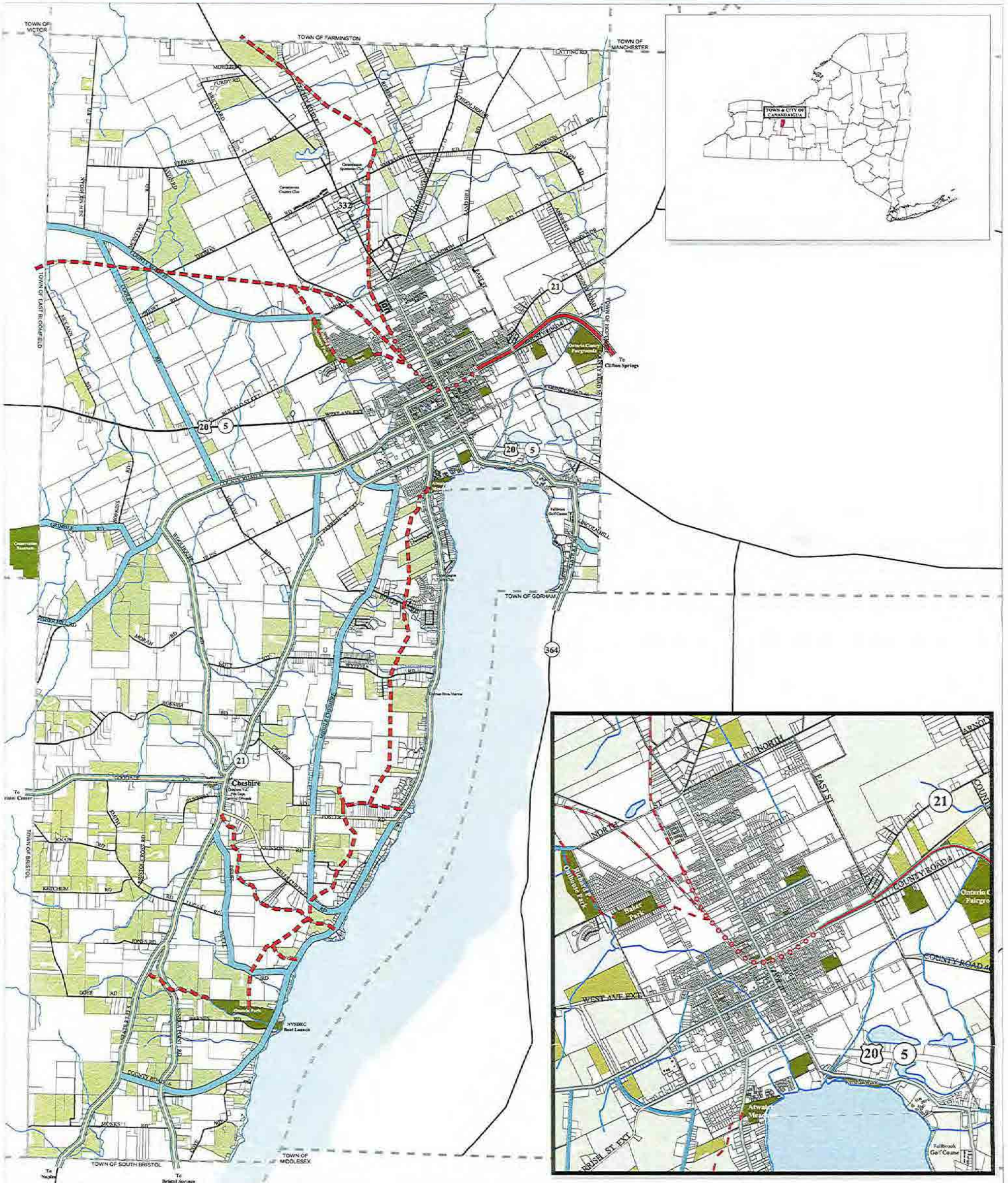
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- Lakes
- Rivers & Streams
- Town Boundary
- Tax Parcels

* Land cover classifications (derived from aerial imagery) provided by Canandaigua Lake Watershed Council.

TOWN OF CANANDAIGUA FARMLAND & OPEN SPACE CONSERVATION PROGRAM



Phase 1: Open Space Inventory

PARKS, TRAILS & UNDEVELOPED LAND

- State Highway
- U.S. Highway
- Municipal Boundary
- Interstate *
- US Highway*
- State Highway*
- County Road*
- Local Road*

- Lake*
- Parcel*
- Rivers & Streams*

- Vacant Land **
- Permanently Protected Land ***
- Undeveloped Land ****
- Agricultural
- Residential

NOVEMBER 2003
 THE SARATOGA ASSOCIATES
 LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS & PLANNERS, P.C.
 NEW YORK SARATOGA SPRINGS BOSTON

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- Existing Trail (Ontario Pathways)
- Proposed Trail
- Trail Under Construction
- TNMC Biking Route ****
- Rochester Bike Club Biking Route

* Data Provided by Ontario County
 ** NYS Assessor's Manual Classification
 *** State, County, City, & Town Parks & Recreation Land, Right of Ways, & Easements
 **** Undisturbed Land without built structures - layer developed from NYS Assessor's Manual Classes of Agricultural and Residential land > 10 Acres, orthophotos used to verify undeveloped areas
 Source: 30 Bicycle Tours in the Finger Lakes Region, 3rd Edition, by Mark Roth & Sally Waters, Updated by the TNMC Bike Club

APPENDIX C – Public Meeting Notes

**Town of Canandaigua
Open Space Committee
Public Workshop No. 1**

May 22, 2003
Cheshire Fire Hall

~Notes~

The first of two public workshops for the Town of Canandaigua Farmland and Open Space Conservation Program was held on May 22, 2003. Following a brief presentation by The Saratoga Associates, workshop participants were asked to identify open space and farmland resources throughout the Town. In addition, participants were asked to identify special places in the Town and consider open space connections or linkages for possible future trails. The following information represents participant responses.

- Scenic Views
 - All agricultural land very scenic
 - Deuel Road a scenic roadway corridor
 - Rural Roads in the southern portion of the Town have beautiful topography and fall foliage, including Goodale Road, Knapp Road
 - Historic farms and farm buildings; rural vistas
 - West Lake Road near south end of Town
 - Additional Scenic Views: (for addition on map)
 - Looking east on Middle Cheshire Road, north of Butler Road
 - Looking east on Wyffels Road
 - Looking northeast on Cramer Road
 - Looking east on West Lake Road, just south of Foster Road
 - Looking southeast on State Route 21 S, between Goff Road and County Road 16
 - Looking northeast at intersection of County Road 16 and Coye Road
- Large farms in Town
 - Charles Miller (1) – between County Road 32 and Bliss Road, just east of Woolhouse Road
 - Bernard Knopf (2) – between Cooley and McCann Road, just north of Routes 5 & 20
 - Brocklebank (3) – north of County Road 30 and just west of New Michigan Road
 - Day Brothers (4) – along County Road 30, southeast of Short Road
 - Purdy's (5) – Sand Hill Road, south of Emerson Road
 - Outhouse (6) – between Buffalo Street Extension and County Road 30
 - Wyffels (7) – Middle Cheshire Road, south of Wyffels Road

- Edson Pritchard (8) – between Brickyard Road and Route 332, north of Yerkes Road
- Chris Pritchard (9) – east of County Road 8, near Town boundary
- Andrew Burt (10) – south of Moran Road, west of Woolhouse Road
- Gateways
 - Routes 5 and 20 west
 - Route 21 into Cheshire from South
 - Goodale Road (west boundary)
 - Route 332 corridor (middle area between proposed nodes of development)
 - County Road 30 from west
 - County Route 21 N (thruway to City line)
 - County Road 32 (a gateway corridor)
- Ridgelines
 - Primarily in Southern Corridor
 - Wyffels Road
 - Park on Route 21
 - Butler Road
- Lakefront Opportunities
 - Preserve view of lake from West Lake Road – limitations on walls, berms, and other landscaping that block views
- Trail Connections
 - Possible trail location - Research past ridgeline roadway proposal – proposed road alignment was between Middle Cheshire Road and West Lake Road
 - Concern with feasibility of trail connections when working with multiple property owners. It is possible to work over time to put pieces of a trail system together and eventually make connections.
 - Genesee Valley/Finger Lakes Regional Planning Commission is leading a planning study to identify regional trail connections. One trail would be an extension of Ontario Pathways, through the City (preferably across Main Street) to Baker Park. Discussion of connecting to Farmington and Victor.
 - Option A – a rail with trail along the old Auburn Line of the New York Central Railroad, east of Route 332
 - Option B – West of Route 332
 - Either option would provide opportunities for trail access from the proposed Center for Excellence for Photonics and Infotonics.
 - Possibility of trail along historic trolley line
 - Regional trail connections (to Farmington) would improve chance of receiving funding, i.e. TEA-21 Transportation Enhancements funding.
 - Research Farmington Trail – public or private?
 - Possible trail connecting the scenic overview on Route 21 to Onanda Park
 - Make a connection to the recently acquired 34.9-acre Town park parcel on Buffalo Street Extension at the Town and City boundary

- Trails along gullies to Lake
- Opportunities for trails in Southern Corridor to be created as the area is developed through conservation subdivision
- Trails should be for non-motorized vehicle use - hikers, bicyclists and possibly horseback riders
- Possible volunteer/grassroots activities to create and maintain trails – land trusts or non-profits
- Discussion of the snowmobile dedicated fund to assist in trail development and maintenance
- Farmland preservation
 - Concern with term easements and impact on Town tax base
 - Term easements are a temporary solution
- Would be beneficial to see an overlay of prime soils and trails to determine areas to protect

**Town of Canandaigua
Open Space Committee
Public Workshop No. 2**

September 17, 2003

Town Hall

~Notes~

The second public workshop for the Town of Canandaigua Farmland and Open Space Conservation Program was held on September 17, 2003. Approximately twenty community members attended to workshop. Following a presentation by The Saratoga Associates, workshop participants were asked to respond to the strategies and recommendations presented. Participants were asked the following set of two questions: 1 - What do you like about the ideas presented? Which of the strategies or recommendations do you feel will have a positive impact on the conservation of open space and farmland resources? Why? 2 - Which of the ideas presented concern you? Why? The participants' answers for each are listed below.

1 - What do you like about the ideas presented? Which of the strategies or recommendations do you feel will have a positive impact on the conservation of open space and farmland resources? Why?

- Ridgeline trails
- Protecting ridgeline views
- Retaining scenic views
- Everything, especially the comprehensiveness of the Lands of Conservation Interest Map
- Purchase of Development Rights (PDR) option for farmers
- Highlighting wetlands, floodplains, and other sensitive environmental areas can assist with protecting water quality
- The Committee working to create solutions for everyone
- Identification of Historic & Cultural resources
- Conservation Subdivision/Clustering
 - The option for smaller lots is a good idea

2 - Which of the ideas presented concern you? Why?

- Was the use of transfer of development rights (TDR) taken into consideration? Or another option of TDR less TDR? These might be additional alternatives to be recommended.
- The effectiveness of PDR in New York State
- Concern with PDR when the farm is no longer farmed

- The strength of this report as a tool. Will the new zoning reflect these strategies, i.e. conservation subdivision? It would be important for the new zoning to support the recommendations outlined here.
- It is felt that PDR's may be misunderstood by many people.
- Conservation subdivision is okay for larger subdivisions, but there is a concern regarding the method for controlling individual lot subdivisions.
- There is a question regarding the term easement/tax abatement option and its effectiveness.
- There is a concern regarding the adjustment of tax assessments adjusted after PDR and how school taxes are figured into the mix.
- Concern with PDR – the hope is that the Town moves slowly with this option.
 - There are less expensive ways to control growth
 - Concern with impact on farming industry – farmers with PDR option may not be driven to keep pace with innovations and may not be impacted by the pressure of keeping competitive, yet are competing in the same market as those that are forced to keep pace.

APPENDIX D – Scenic View Inventory

Scenic View Inventory

The following scenic view inventory documents scenic views as identified by the Open Space Committee. A listing of thirty-five scenic views and their location is followed by photographs of each scenic view. The photographs were taken by Open Space Committee members and the project consultants.

Scenic View Descriptions

View	Location
1	Brickyard Road – between Purdy Road & Yerkes Road; looking West
2	Brickyard Road – between Purdy Road & Yerkes Road; looking East
3	New Michigan Road – between near intersection of Yerkes Rd.; looking West
4	County Road 30 – looking Northeast (just in Town of East Bloomfield)
5	County Road 30 – looking Southeast (just in Town of East Bloomfield)
6	Emerson Road – east of Sand Hill Road; looking Northwest
7	Emerson Road – east of Sand Hill Road; looking Northeast
8	Emerson Road – east of Sand Hill Road; looking Southeast
9	McCann Road – north of Routes 5 & 20; looking Northeast
10	Cooley Road – between Short Road & Buffalo Street Extension; looking East
11	Cooley Road – between Short Road & Buffalo Street Extension; looking South
12	McCann Road – north of Routes 5 & 20; looking Southeast
13	Routes 5 & 20 – near Hopkins Road; looking Southwest
14	Grimble Road – west of Hopkins Road; looking North
15	Grimble Road – west of Hopkins Road; looking Northwest
16	Grimble Road – west of Hopkins Road; looking Southwest
17	Grimble Road – Intersection of Hopkins Road; looking Southwest
18	County Road 32 & Woolhouse Road – looking East
19	County Road 32 – east of Cooley Road & Hickory Road; looking south
20	Bliss Road – intersection of Woolhouse; looking West
21	Bliss Road – intersection of Woolhouse; looking South
22	Bliss Road – intersection of Woolhouse; looking Southeast
23	Parrish Street Extension – intersection of Route 21; looking southeast
24	Parrish Street Extension – intersection of Route 21; looking north
25	Fisher Hill Road – intersection of County Rd 32; looking south
26	Woolhouse Road – between Nott Road and Rossier Road; looking southeast
27	Goodale Road – west of Smith Road; looking east
28	Ketchum Road – intersection with Smith Rd; looking northwest
29	Deuel Road – south of Lucus Road; looking east
30	Deuel Road – south of Lucus Road; looking east
31	State Route 21 – between Jones Road & Goff Road; looking east
32	Seneca Point – between Barnes Road & County Road 16; looking east
33	County Rd 16 – west of Cove Road; looking east
34	Seneca Point – Intersection of Monks Road; looking east
35	West Lake Road – south of Foster Road

View 1



Brickyard Road – between Purdy Road & Yerkes Road; looking West

View 2



Brickyard Road – between Purdy Road & Yerkes Road; looking East

View 3



New Michigan Road – between near intersection of Yerkes Rd.; looking West

View 4



County Road 30 – looking Northeast (just in Town of East Bloomfield)

View 5



County Road 30 – looking Southeast (just in Town of East Bloomfield)

View 6



Emerson Road – east of Sand Hill Road; looking Northwest

View 7



Emerson Road – east of Sand Hill Road; looking Northeast

View 8



Emerson Road – east of Sand Hill Road; looking Southeast



View 9

McCann Road – north of Routes 5 & 20; looking Northeast



View 10

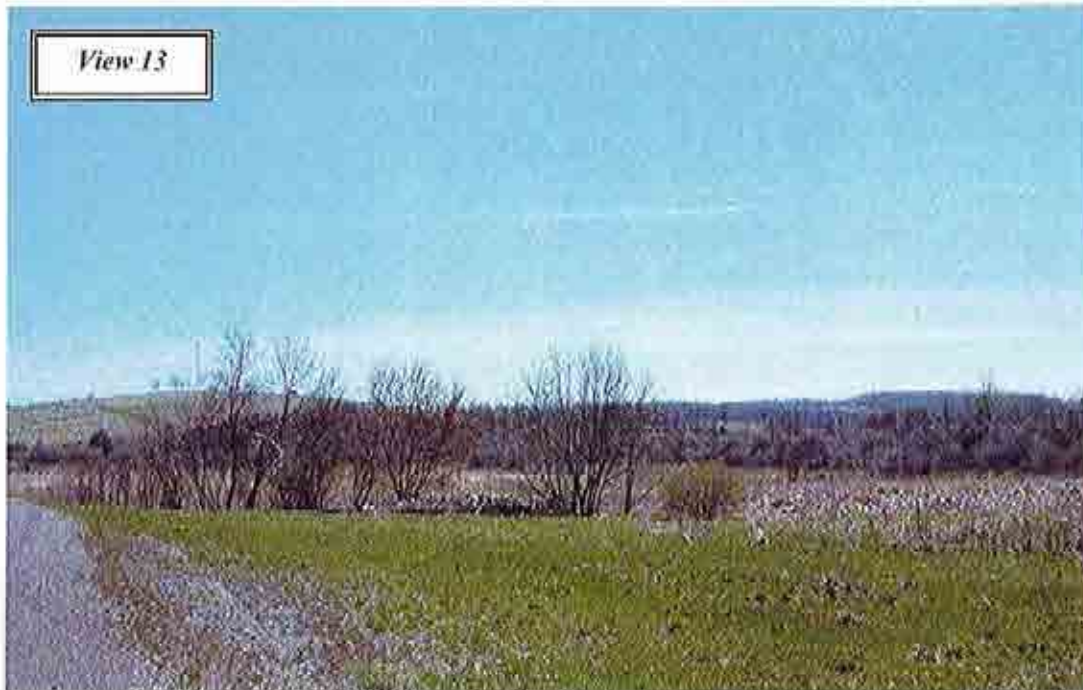
Cooley Road – between Short Road & Buffalo Street Extension; looking East



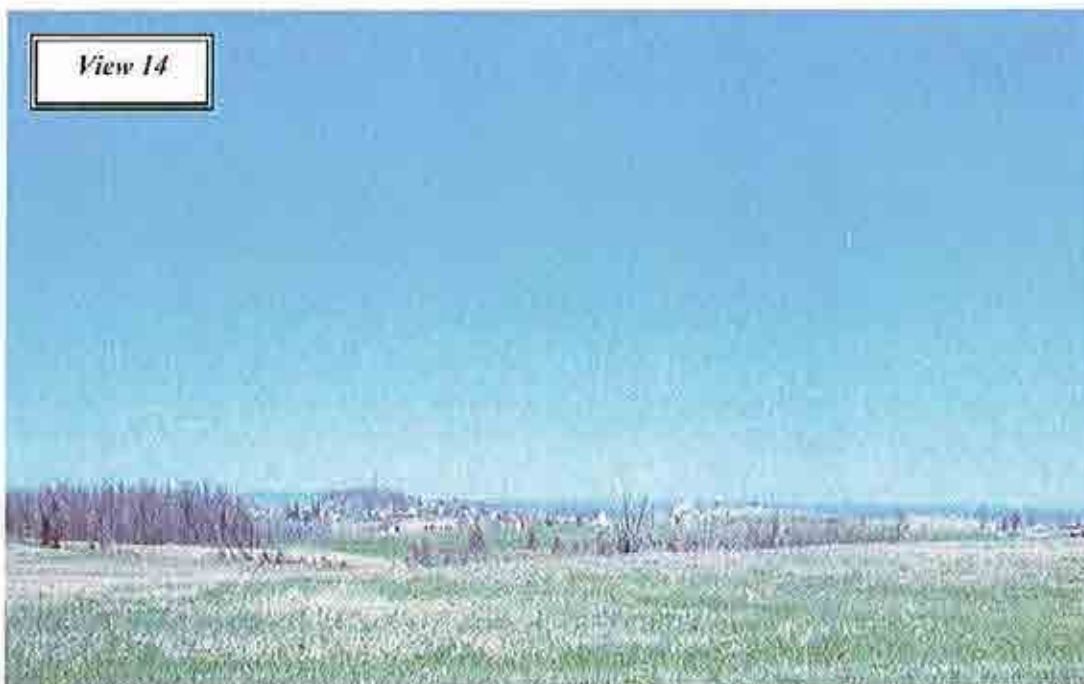
Cooley Road – between Short Road & Buffalo Street Extension; looking East



McCann Road – north of Routes 5 & 20; looking Southeast



Routes 5 & 20 – near Hopkins Road; looking Southwest



Grimble Road – west of Hopkins Road, looking North



Grimble Road – west of Hopkins Road; looking Northwest



Grimble Road – west of Hopkins Road; looking Southwest



Grimble Road – Intersection of Hopkins Road; looking Southwest



County Road 32 & Woolhouse Road - looking East

View 19



County Road 32 – East of Cooley Road & Hickory Road, looking south

View 20



Woolhouse Road – Looking east near Bliss Road

View 21



Bliss Road – Near intersection of Woolhouse Road, looking south

View 22



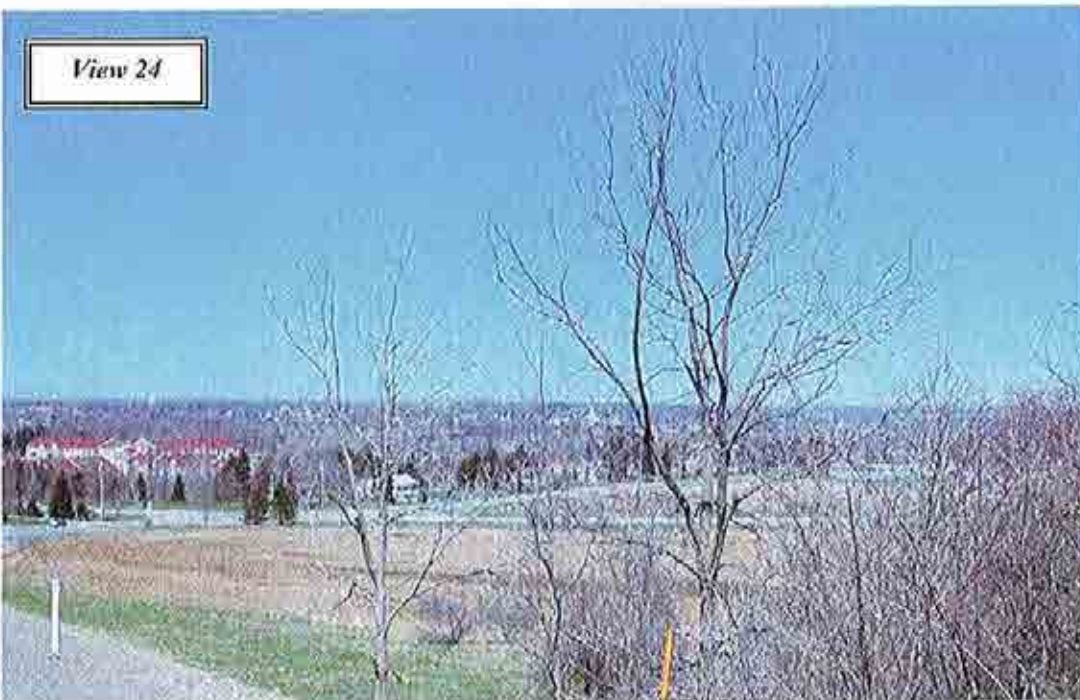
Bliss Road – Near Woolhouse Road, looking east

View 23



Parrish Street Extension – intersection of Route 21; looking southeast

View 24



Parrish Street Extension – intersection of Route 21; looking north



View 25

Fisher Hill Road – Near intersection of County Road 32; looking south



View 26

Woolhouse Road – between Nott Road and Rossier Road; looking southeast



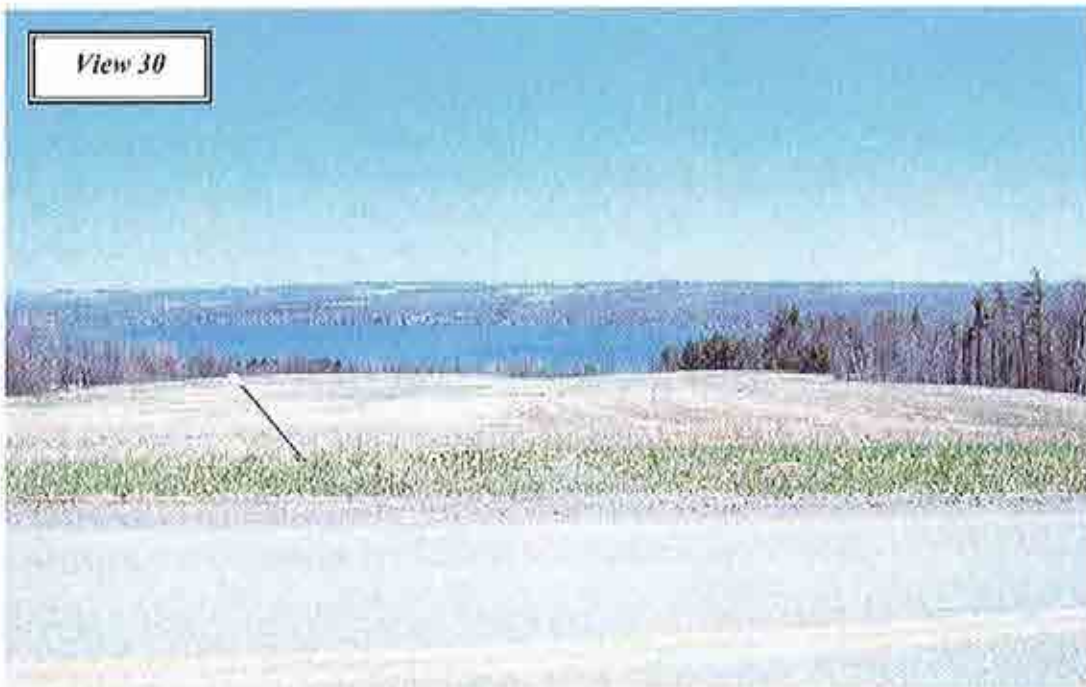
Goodale Road – west of Smith Road; looking east



Ketchum Road – intersection with Smith Rd; looking northwest



Deuel Road – south of Lucas Road; looking east



Deuel Road – south of Lucas Road; looking east



Jones Road – Near intersection of State Route 21; looking east



Seneca Point – between Barnes Road & County Road 16; looking east



County Rd 16 – west of Cove Road; looking east



Seneca Point Road – at intersection of Monks Road; looking east



West Lake Road – south of Foster Road