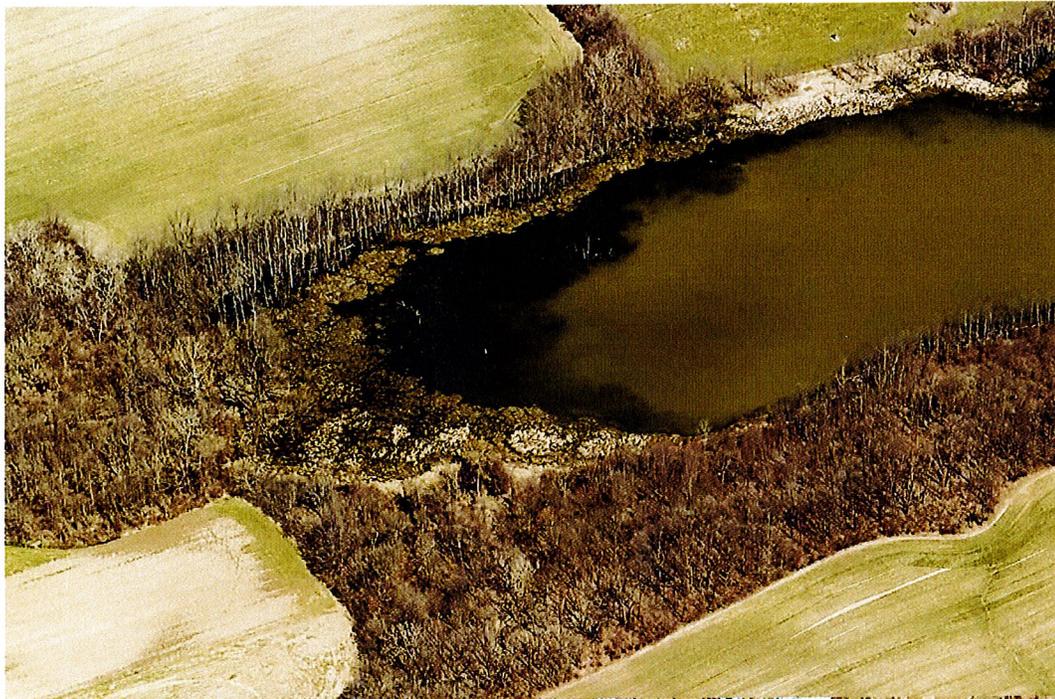


# Town of Canandaigua

## Padelford Brook Greenway Plan



**Town of Canandaigua**  
Comprehensive Plan  
Addendum  
Adopted 12/21/2015

*Recommendation by:*  
*Town of Canandaigua*  
*Planning Board*  
*December 8, 2015*

*Prepared by:*  
*Town of Canandaigua*  
*Development Office*



# TABLE OF CONTENTS

---

|   |         |
|---|---------|
| INTRODUCTION .....                            | Page 3  |
| GREENWAYS DEFINED .....                       | Page 4  |
| PADEFORD BROOK “WHAT IT IS” .....             | Page 5  |
| PADEFORD BROOK GREENWAY .....                 | Page 8  |
| EXISTING ZONING .....                         | Page 9  |
|   |         |
| IMPLEMENTATION OF THE PADEFORD BROOK GREENWAY |         |
| PADEFORD BROOK GREENWAY – PHASE 1 .....       | Page 14 |
| PADEFORD BROOK GREENWAY – PHASE 2 .....       | Page 15 |
| CONCLUSION .....                              | Page 17 |

## INTRODUCTION

---

The Town of Canandaigua Town Board, Planning Board, Environmental Conservation Board, and the Citizen's Implementation Committee have identified a desire to consider long term planning tools for the north end of the Town of Canandaigua due to increased commercial and residential development pressure.

The area of the Town of Canandaigua identified as the north end is the area from North Street / County Road 30 / County Road 28 north to the Canandaigua Farmington Town Line Road, bordered on the west by the Town of East Bloomfield and on the east by the Town of Hopewell.

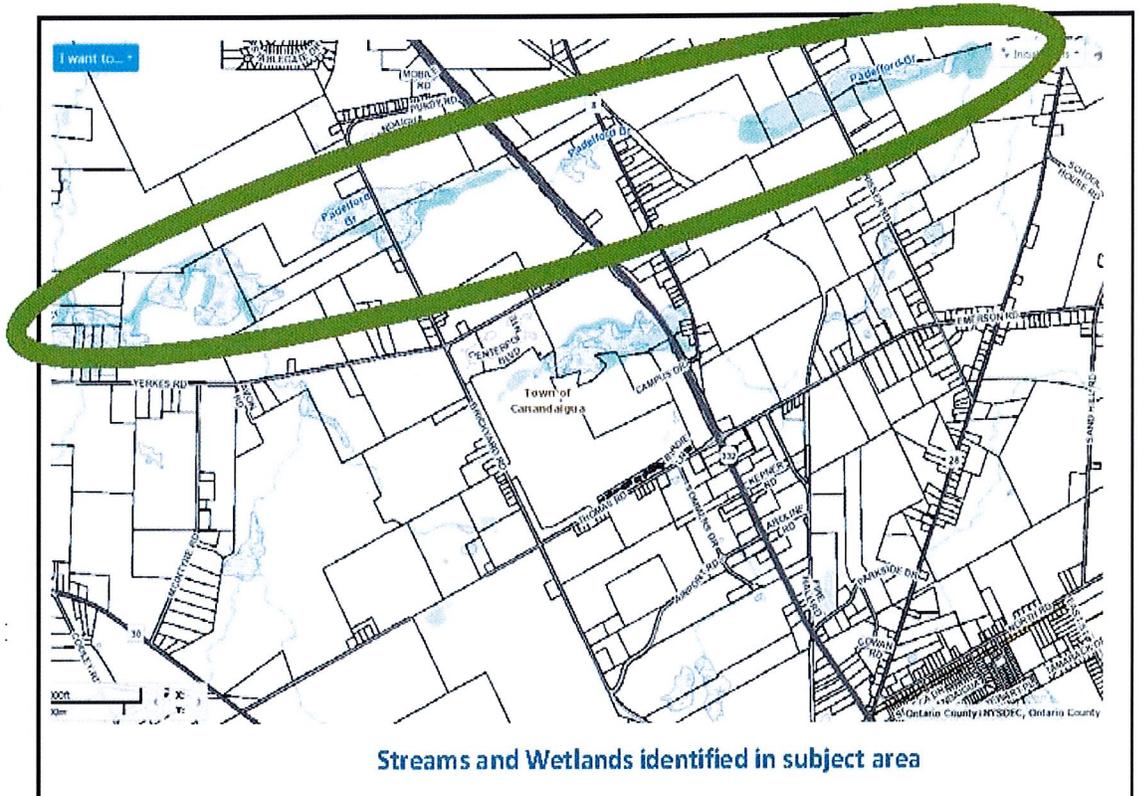
The area encompasses nearly 10,800 acres of which approximately 8,500 acres are agricultural in nature with zoning (AR-2) permitting agriculture and residential uses due to many of the soils classified as soils of statewide importance or prime soils.

Additionally, there are many streams, wetlands, floodplains, and tributaries in this region of the Town of Canandaigua. Much of this general area includes or drains to the Padelford Brook.

Just to the south of this proposed area is one of the larger streams known as Sucker Brook, a very important tributary which drains back into Canandaigua Lake.

The Town of Canandaigua is fortunate to be able to partner with the Canandaigua Lake Watershed Council to

continuously monitor Sucker Brook and the associated tributaries. The area identified as the Padelford



Brook is north of the existing Canandaigua Lake Watershed.

The general area is host to many of the Town of Canandaigua’s larger farming operations, a number of which are specifically cash crop farms ranging in size from hundreds to thousands of acres.

As commercial and residential development continues to build in this area (from increased development in the Town of Farmington to the north, and increased commercial and residential development in the Town and City of Canandaigua to the south) the Town of Canandaigua Town Board is taking action along with the Town of Canandaigua Planning Board, Environmental Conservation Board, and the Citizen’s Implementation Committee to create a greenway area be considered and identify opportunities for possible conservation or protection. This particular greenway follows Padelford Brook as a natural resource that largely crosses the entire area from west to east in the northern portion of the Town of Canandaigua.

## GREENWAYS

A “Greenway” is a planning term used to identify a linear area set aside to generally preserve or lead to protection of open space. Traditionally greenways are located in floodplain areas, along wooded stream corridors and lend themselves to agricultural uses.

The University of Arkansas references the National Park Service, (circa 1990) in their definition of a greenway as a “long corridor of protected open space, usually following natural geographic features, planned for environmental or scenic protection...).

UNIVERSITY OF ARKANSAS  
**AT LITTLE ROCK**

SEARCH:

Access [my.UALR.edu](http://my.UALR.edu) for [Mail](#), [BOSS](#), [Blackboard](#)

[Prospective Students](#)   [Current Students](#)   [Faculty & Staff](#)   [Alumni & Friends](#)   [Parents & Visitors](#)



**RESOURCES & LINKS:**

- [Coleman Greenway Project Introduction](#)
- [A Word from the Chancellor](#)
- [What is a Greenway?](#)
- [History of Coleman Creek](#)
- [Possibilities for Coleman Creek Greenway](#)
- [Coleman Creek Committee](#)
- [Coleman Creek East Plaza Restoration](#)
- [Chancellor's Fast Forward](#)
- [Donate here for Coleman Creek Park](#)

**What is a Greenway**

A greenway is a long corridor of protected open space, usually following natural geographic features, planned for environmental or scenic protection and to provide opportunities for recreation and non-motorized transportation. Most greenways include a trail or bike path.

Sometimes called linear parks, greenways provide tree cover, wildlife habitat, and riparian buffers to protect streams. The environmental benefits include reduced storm water runoff, flood reduction, water quality protection, and preservation of biological diversity. The trails within the greenways provide access between neighborhoods and destination points, opportunity to travel without an automobile, outdoor education classrooms, and paths for walking, jogging, and bicycling.

Adapted from *Economic Impacts of Protecting Rivers, Trails and Greenway Corridors*, National Park Service, 1990, at <http://www.greenways.org/benefits.html?29,10>

**What is a Greenway?**

Greenways are often referenced as enhancing everyday life for community residents by:

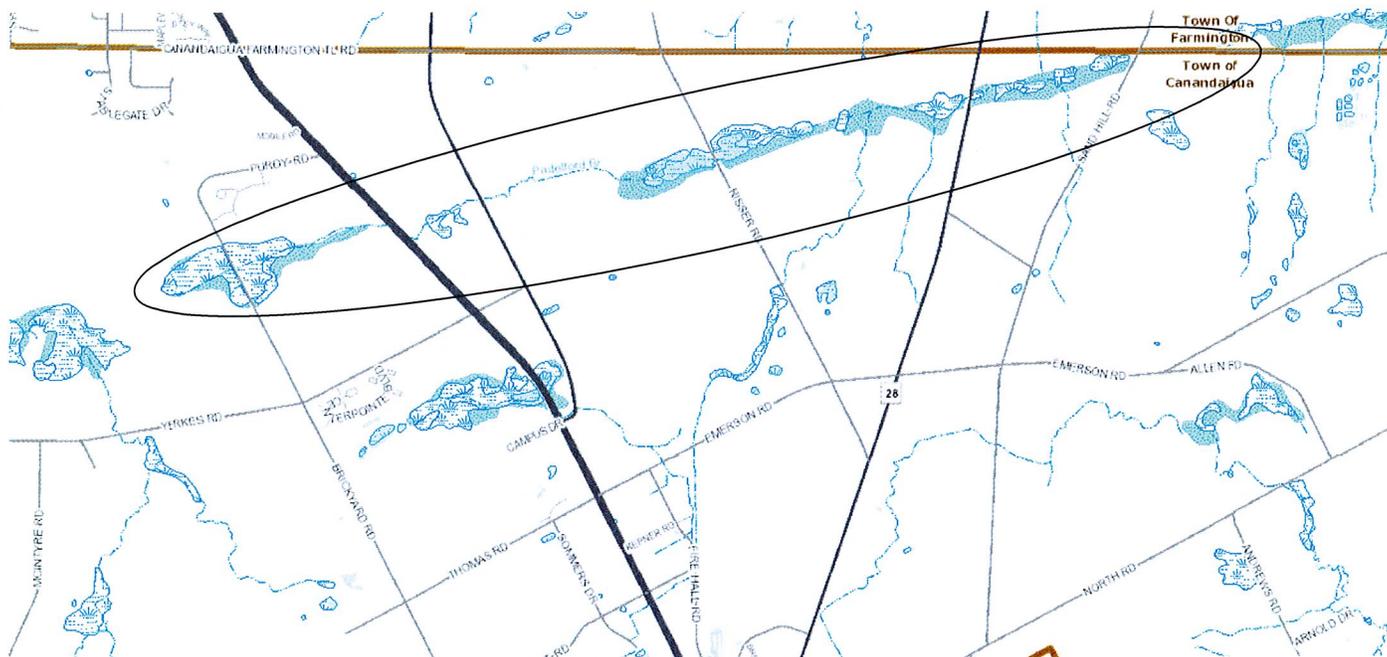
- Helping to control storm water runoff, erosion, and minimize flooding;
- Providing a rural scenic corridor to assist in the breakup of urban sprawl;
- Assisting in the preservation and enhancement of water quality by buffering streams, filtering pollutants, and recharging groundwater;
- Supporting agricultural promotion through buffering with urban areas;
- Providing a natural habitat for wildlife, which is important as increasing development reduces natural wildlife corridors.

In 1987 the United States Presidents' Commission on Americans Outdoors described greenways as live networks that work like a giant circulation system which provide open spaces close to where people live and work; and link rural and urban spaces together.

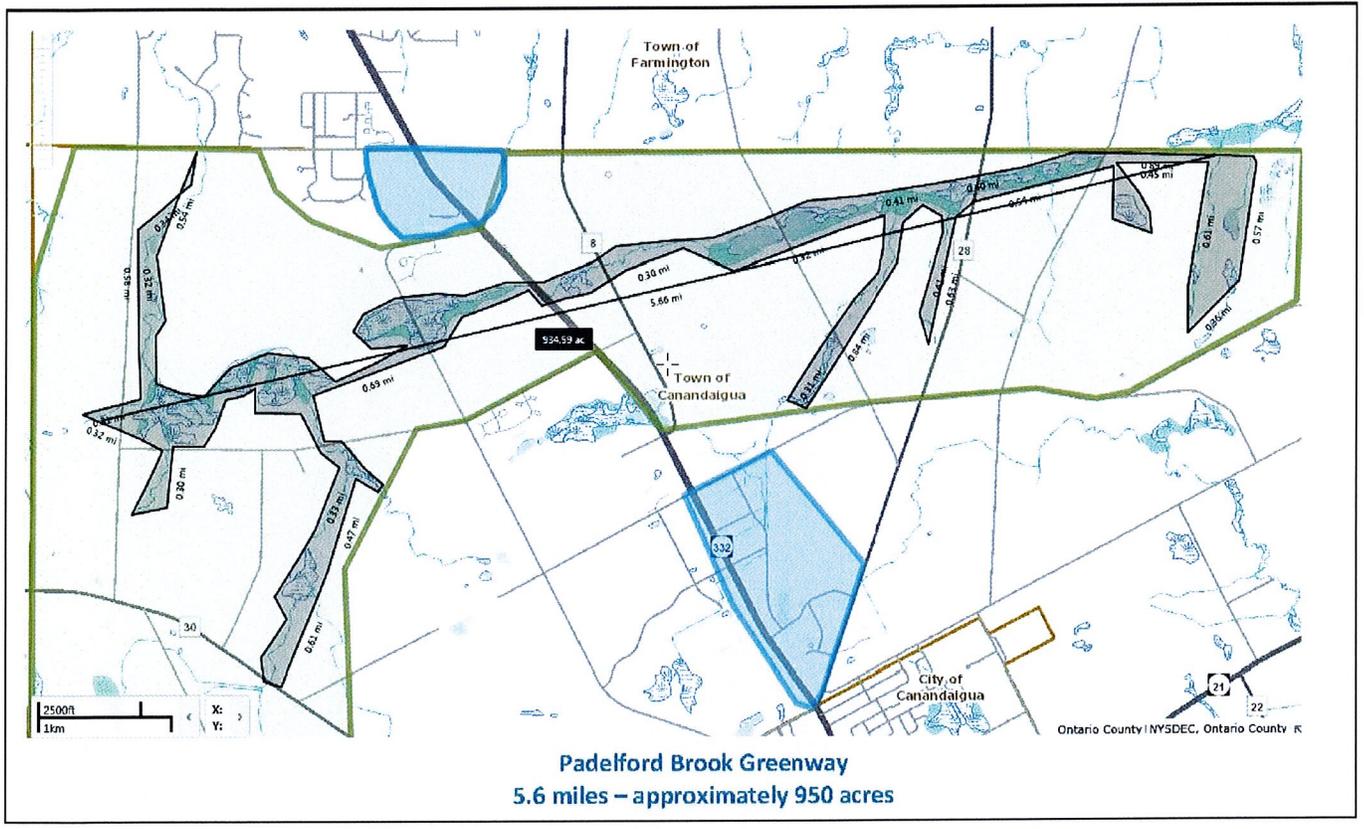
## **PADEFORD BROOK / PADEFORD BROOK GREENWAY**

---

Padelford Brook extends approximately 5.6 miles from west to east across the northern portion of the Town of Canandaigua. The headwaters of the Brook are just to the east of the Town of Canandaigua / Town of East Bloomfield town-line, near New Michigan Road; and extend to the Town of Canandaigua / Town of Farmington town-line just west of Sand Hill Road in the Town of Canandaigua.



The Padelford Brook Greenway includes approximately 950 acres of wetland, tributaries, and New York State Department of Environmental Conservation numbered and named streams. The area is also home to many species of wildlife, which has been identified in the Town of Canandaigua's 2011 Comprehensive Plan Update. Goal # 8 "Create a network of linkages for wildlife habitat, scenic views, and active recreational trails".



Additionally, Padelford Brook itself is a tributary feeding the Canandaigua Outlet and eventually makes its way into the Erie Canal in the Village of Lyons.

# Canandaigua Outlet

From Wikipedia, the free encyclopedia

Coordinates: 43°03′41.83″N 76°59′46.79″W﻿ / ﻿43.061389°N 76.996331°W﻿ / 43.061389; -76.996331

The **Canandaigua Outlet** is a main tributary which feeds the Erie Canal and Clyde River in Wayne County, New York, United States.<sup>[1]</sup> It begins at Canandaigua Lake in nearby Ontario County and travels approximately 35 miles (56 kilometers) from south to north before emptying into the Erie Canal in the village of Lyons.<sup>[2]</sup> A number of tributaries feed the Canandaigua Outlet along its route. It is the primary outflow for Canandaigua Lake.<sup>[1][3]</sup>

The Canandaigua Outlet is part of the Clyde River watershed which feeds the Seneca River. From there, the Seneca River enters the Oswego River and into Lake Ontario.<sup>[4]</sup> It is a primary spot for fishing as well as whitewater canoeing, kayaking and rafting.<sup>[5][6]</sup>

## Contents [hide]

- 1 Course
- 2 Tributaries
- 3 History
- 4 Places of interest
- 5 Notes
- 6 See also
- 7 References
- 8 External links

## Course [edit]

The Canandaigua Outlet begins as a natural outflow on the north end of Canandaigua Lake in the city of Canandaigua. From there, the outlet travels northeast past the Muar Lakes through the town of Canandaigua and into the neighboring town of Hopewell.<sup>[1]</sup> A man-made feeder canal also enters the outlet from Canandaigua Lake to help with drainage. Both outlets from the lake are controlled by gates which are managed by the City of Canandaigua.<sup>[3]</sup> Passing through the community of Chapin, the Canandaigua Outlet continues north through the villages of Shortsville and Manchester. Following the *New York State Thruway*, the outlet heads east through the town of Manchester passing just north of the village of Clifton Springs and into the community of Gypsum. Continuing on through the town and village of Phelps, the Canandaigua Outlet turns back north towards Wayne County. It passes through the community of Alloway in the town of Lyons before entering the Erie Canal at Lock #27 along Leach Road in the village of Lyons, just north of NY Route 31.<sup>[1]</sup>

## Tributaries [edit]

There are six primary tributaries feeding the Canandaigua Outlet which are part of its watershed although other minor waterways directly enter it as well. From the right include Freshour Creek in Hopewell, Sulphur Creek in Clifton Springs as well as Rocky Run in the towns of Hopewell and Manchester. There is also Flint Creek which begins in Steuben County, traveling through Yates County and through the towns of Gorham, Seneca and Phelps in Ontario County. On the left side is Padelford Brook in the towns of Canandaigua and Manchester along with Black Creek in the towns of Farmington and Manchester.<sup>[1]</sup>

## History [edit]

Use of the Canandaigua Outlet dates back to pre-colonial times. Before the Erie Canal was constructed in 1817, the Canandaigua Outlet merged with Ganargua Creek in Lyons to form the Clyde River.<sup>[7]</sup>

## Places of interest [edit]

Two parks are located along the Canandaigua Outlet in Ontario County. These are Kershaw Park in Canandaigua and Jones-Blunt Park in Shortsville.<sup>[8][9]</sup> The annual Wild Water Derby takes place every April in Shortsville and Manchester for class II & III whitewater canoeing, kayaking and rafting.<sup>[5][10]</sup> Cheerful Valley Campground is also located near the Canandaigua Outlet on NY Route 14 in the town of Phelps between Lyons and Geneva.<sup>[11]</sup>

## Notes [edit]

- ↑  *Google Maps*. 2013-09-04 (see below: References).
- ↑  *NYSDEC*. – Canandaigua Outlet Biological Assessment. 2013-09-04 (see below: References).
- ↑  *Canandaigua Lake Watershed Council*. 2013-09-04 (see below: References).
- ↑  *List of Rivers of New York* (Wikipedia). 2013-09-04
- ↑  *Wild Water Derby*. 2013-09-04 (see below: References).
- ↑  *American Whitewater*. 2013-09-04 (see below: References).
- ↑  *Wayne County Office of the County Historian*. 2013-09-04 (see below: References).
- ↑  *City of Canandaigua*. 2013-09-04 (see below: References).
- ↑  *Village of Shortsville*. 2013-09-05 (see below: References).
- ↑  *Riverfacts.com*. 2013-09-04 (see below: References).
- ↑  *Finger Lakes Tourism*. 2013-09-04 (see below: References).

## See also [edit]

- List of rivers of New York

**Canandaigua Outlet** River



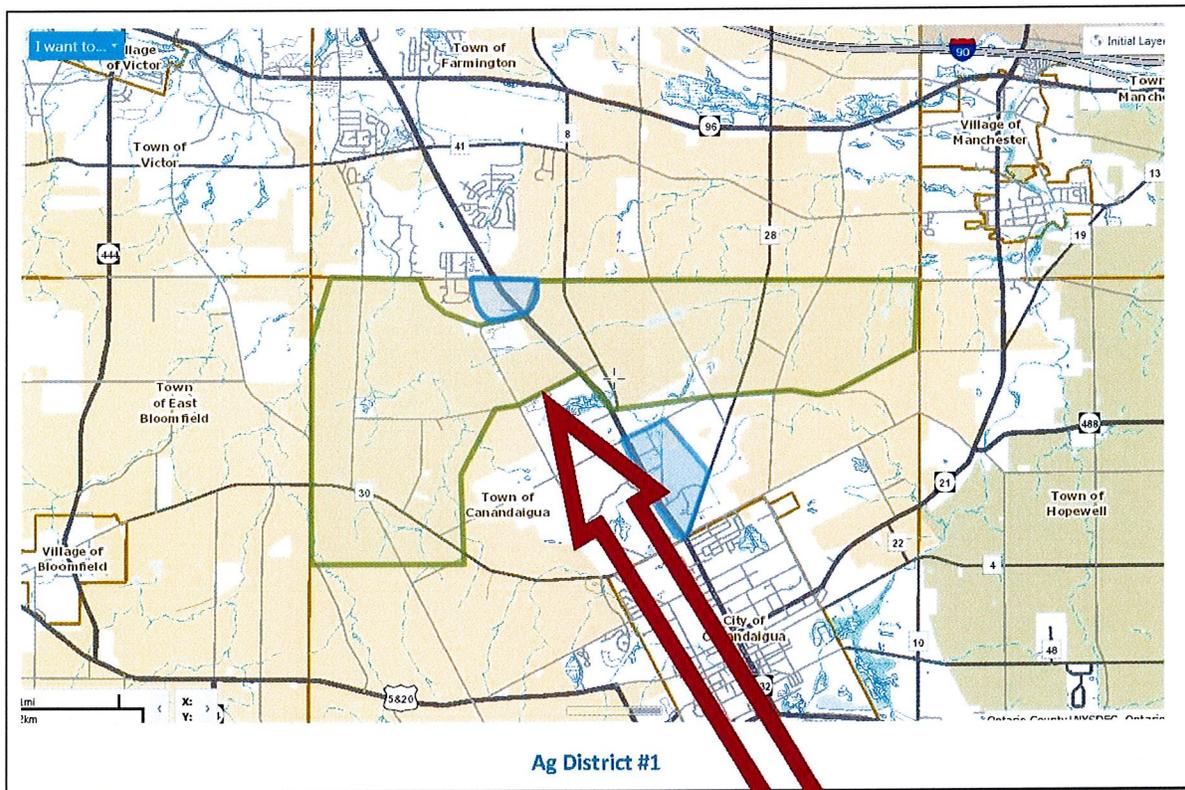
The Canandaigua Outlet, looking upstream, from Jones-Blunt Park in Shortsville, New York.

|                              |  |
|------------------------------|--|
| <b>Country</b>               | United States  |
| <b>State</b>                 | New York   |
| <b>Region</b>                | Finger Lakes   |
| <b>Tributaries</b>           |  |
| <span> </span> - left        | Padelford Brook, Black Creek   |
| <span> </span> - right       | Freshour Creek, Flint Creek  |
| <b>Source</b>                | Canandaigua Lake   |
| <span> </span> - location    | Canandaigua, Ontario County, New York, USA   |
| <span> </span> - elevation   | 688 <span> </span> ft (210 <span> </span> m)   |
| <span> </span> - coordinates | <span><span><span><span><span>42°52′27.92″N</span> <span>77°15′43.58″W</span></span></span><span><span>﻿</span> / <span>﻿</span></span><span><span>42.87445°N 77.26211°W</span><span><span>﻿</span> / <span>42.87445; -77.26211</span></span></span></span></span> |
| <b>Mouth</b>                 | Erie Canal (Clyde River)   |
| <span> </span> - location    | Lyons, Wayne County, New York, USA   |
| <span> </span> - elevation   | 384 <span> </span> ft (117 <span> </span> m)   |
| <span> </span> - coordinates | <span><span><span><span><span>43°03′41.83″N</span> <span>76°59′46.79″W</span></span></span><span><span>﻿</span> / <span>﻿</span></span><span><span>43.06139°N 76.99633°W</span><span><span>﻿</span> / <span>43.06139; -76.99633</span></span></span></span></span> |
| <b>Length</b>                | 35 <span> </span> mi (56 <span> </span> km)  |
| <b>Basin</b>                 | 188 <span> </span> sq <span> </span> mi (487 <span> </span> km <sup>2</sup> )  |

## PADELFORD BROOK GREENWAY

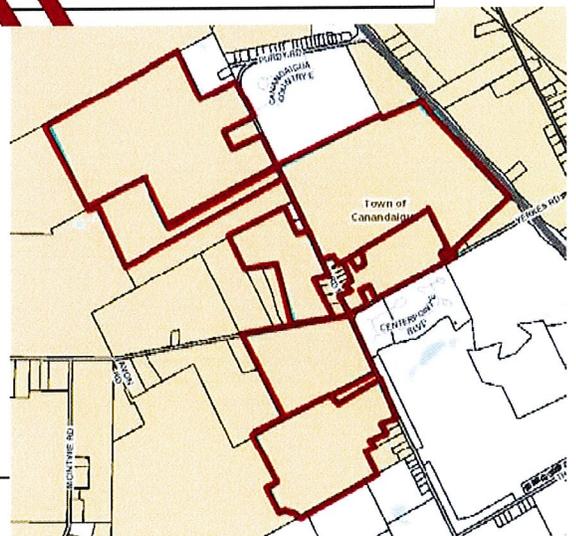
The large land tracts adjoining Padelford Brook are some of the largest farming operations in the Town of Canandaigua and also serve as a buffer area between the Town of Farmington, and the more developed areas of the Town and the City of Canandaigua.

Most of the lands in the Padelford Brook Greenway are in Ontario County Agricultural District #1, with the exception of a mobile home park at the corner of Purdy Road and Brickyard Road; as well as, a 23 acre parcel at the corner of Yerkes Road and New Michigan Road. Many soil analysis maps show general soils classified as “statewide importance” and “prime soils” for this area of the Town of Canandaigua capable of producing high yields and important to our agricultural economy.



Parcels owned by Catalpa Acres are located in this the Greenway and are the subject of a New York State farmland protection award to the Finger Lakes Land Trust for a Purchase of Development Rights (PDR) on that farm.

The Farmland Protection Implementation Grants (FPIG) Program is designed to encourage the long term viability of agriculture by working with local partners to purchase the development rights helping to mitigate development pressure.

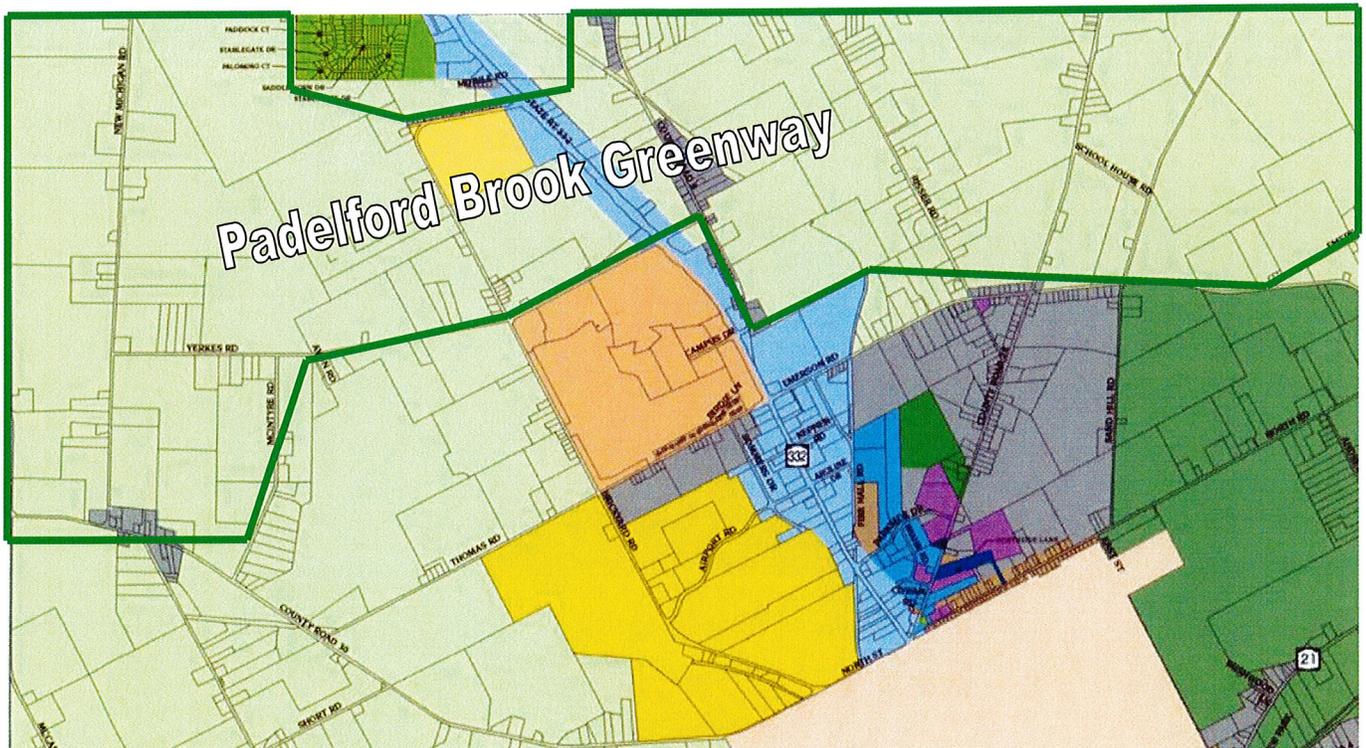


## EXISTING ZONING

---

Existing Zoning in the area identified for consideration of the Padelford Brook Greenway is mostly AR-2 (identified in light green on the zoning map below), agricultural residential with a 2 acre minimum lot size. The AR-2 zoning lends itself to the support of agricultural uses with a mix of residential.

The Town of Canandaigua Town Code §220-15 AR-2 (Agricultural Rural Residential District) defines the purpose as, *“The purpose of the AR-2 Agricultural Rural Residential District is to encourage a proper environment to foster normal agricultural operations and land uses, to maintain an open rural character, to protect viable agricultural soils and areas, to conserve natural resources, and to assure compatible types and densities of residential development on lands where public sewers do not exist and are not envisioned in the future, and where public water service coverage is intermittent.”*



As of adoption of this plan, on July 20, 2015, Town of Canandaigua Town Code §220-15 (B) Permitted principal uses (*are the same*) as are allowed in the AR-1 District. §220-14 AR-1 Agricultural Rural

Residential District (B) Permitted principal uses:

- 1) Agriculture use(s) and agricultural structures. This may include one single-family dwelling per lot.
- 2) One single-family dwelling per lot.
- 3) One single-family dwelling with accessory apartment.
- 4) Commercial greenhouse(s) or warehouse(s) on lots of five or more acres.
- 5) The keeping, breeding, and raising of cattle (including dairies), sheep, goats and horses, subject to the following restrictions:
  - a. Minimum lot sizes shall be five acres of land.
  - b. There shall be a minimum distance of not less than 100 feet between any structure housing animals and any property line or street line of the subject property.
  - c. There shall be no piling of manure within 200 feet of a lot line. There shall be no piling of manure as otherwise prohibited in the Town Code.
- 6) The keeping, breeding and raising of furbearing animals, swine and fowl subject to the following additional restrictions:
  - a. Minimum lot sizes shall be five acres of land.
  - b. Confining shelters shall not be closer than 200 feet from any property line or street line.
  - c. Wet litter disposal operations shall be permitted only under the following conditions:
    - i. All buildings containing furbearing animals, swine, fowl or litter shall not be any closer than 200 feet from any street or lot lines and no closer than 200 feet from the nearest residence building on an adjacent lot.
    - ii. Sludge or other products produced by the operation must be stored in a tank or suitable container until removed.
- 7) The provisions of Subsection C(5) and (6) above shall not apply to any generally accepted agricultural operation or practice occurring within an established Ontario County Agricultural District.

In addition to the previously stated permitted principal uses, the AR-2 and AR-1 zoning currently allows for permitted accessory uses, buildings and structures and specially permitted uses.

C. Permitted accessory uses, buildings and structures. [Amended 4-8-2013 by L.L. No. 2-2013]

- (1) Detached accessory buildings and accessory structures serving residential uses, including but not limited to private garages, swimming pools, hot tubs, storage buildings and greenhouses, all subject to the requirements specified in Town Code § 220-9 and elsewhere in this chapter.
- (2) Agricultural structures associated with an agricultural use.
- (3) Off-street parking, fencing and signs.
- (4) Permanent accessory building or accessory structure for the sale of agricultural and nursery products grown principally by the operator, subject to the following restrictions:
  - (a) Such structures shall not exceed 2,000 square feet of floor area or 75% of the gross floor area of the principal structure, whichever is less.
  - (b) Not more than 1/2 of the total floor area shall be for the display and sale of products grown off the premises.
  - (c) Such structures shall conform to the minimum setback requirements for the principal buildings in this district as specified in the schedule.
  - (d) Sufficient land area shall be provided to accommodate off-street parking for not less than three vehicles on site. In no event shall a structure be allowed to continue when parking along a public highway becomes a traffic safety concern in the opinion of either the Town Highway and Water Superintendent or local law enforcement officials.
- (5) Accessory buildings or accessory structures of a nonpermanent nature (movable and temporary) may be utilized for the sale of seasonal agricultural products grown principally by the operator, under the following conditions:
  - (a) The stand shall be set back not less than 30 feet from the edge of the pavement of the highway.
  - (b) Ground display area for produce shall not exceed twice the size of the stand.
  - (c) Sufficient land area shall be provided to accommodate off-street parking for not less than three vehicles on site. In no event shall a stand operation be allowed to continue when parking along a public street becomes a traffic safety concern in the opinion of either the Town Highway and Water Superintendent or local law enforcement officials.
- (6) Minor home occupations as defined in Chapter 1, Article II, of the Town Code.

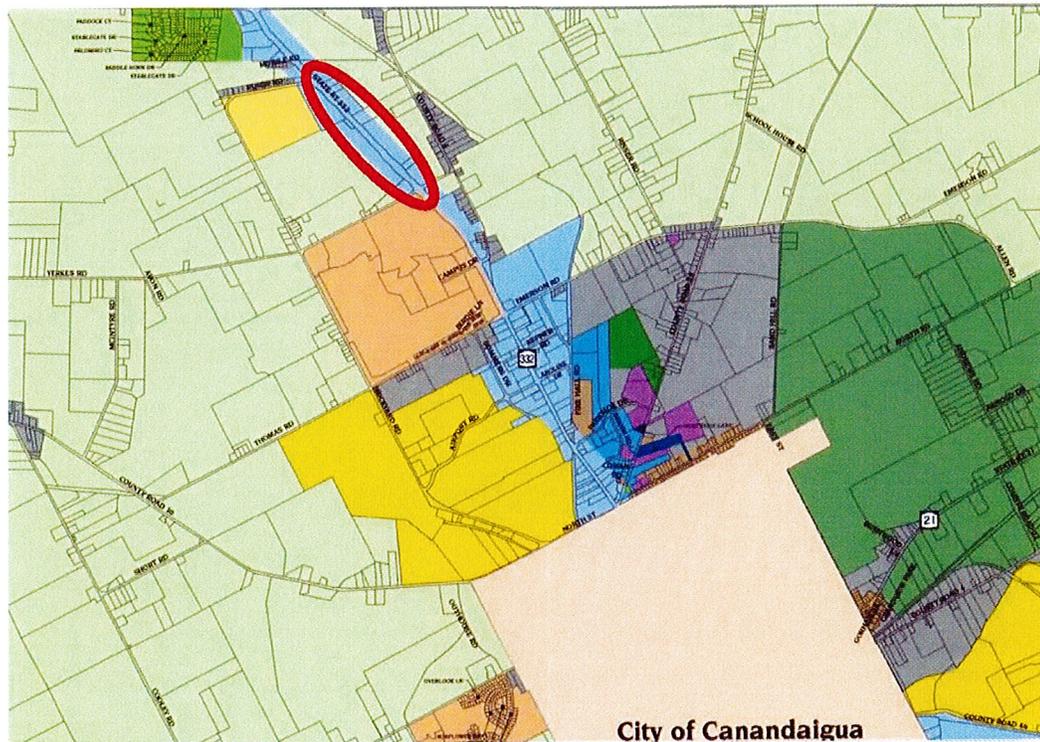
D. Dimensional requirements. The dimensional requirements for this district are specified in Schedule I,[1] which is a part of this chapter.

E. Special permitted uses. The following uses may be permitted consistent with the provisions of Article VI, provided that a special use permit is issued by the Town Planning Board:

- (1) Essential services, public utility or communications installations.

- (2) Commercial excavation operations.
- (3) Private or commercial airstrips.
- (4) Camping grounds.
- (5) Stables or riding academies where animals are boarded, rented or leased.
- (6) Commercial recreation uses and facilities.
- (7) Kennels.
- (8) Windmills or wind generators.
- (9) Tourist homes.
- (10) Commercial indoor storage of motor vehicles, recreational vehicles and boats.
- (11) Small commercial establishments subject to performance criteria as described in Article [VI](#), § [220-57](#).
- (12) Major home occupations as defined in Chapter [1](#), Article [II](#), and as further regulated in Chapter [220](#), Article [VI](#), § [220-59](#), of the Town Code.
- (13) Construction company/contractor storage yard, as further regulated in Article [VI](#), § [220-62](#), of the Town Code.
- (14) Personal wireless communications facilities.
- (15) Public uses.
- (16) Temporary uses.

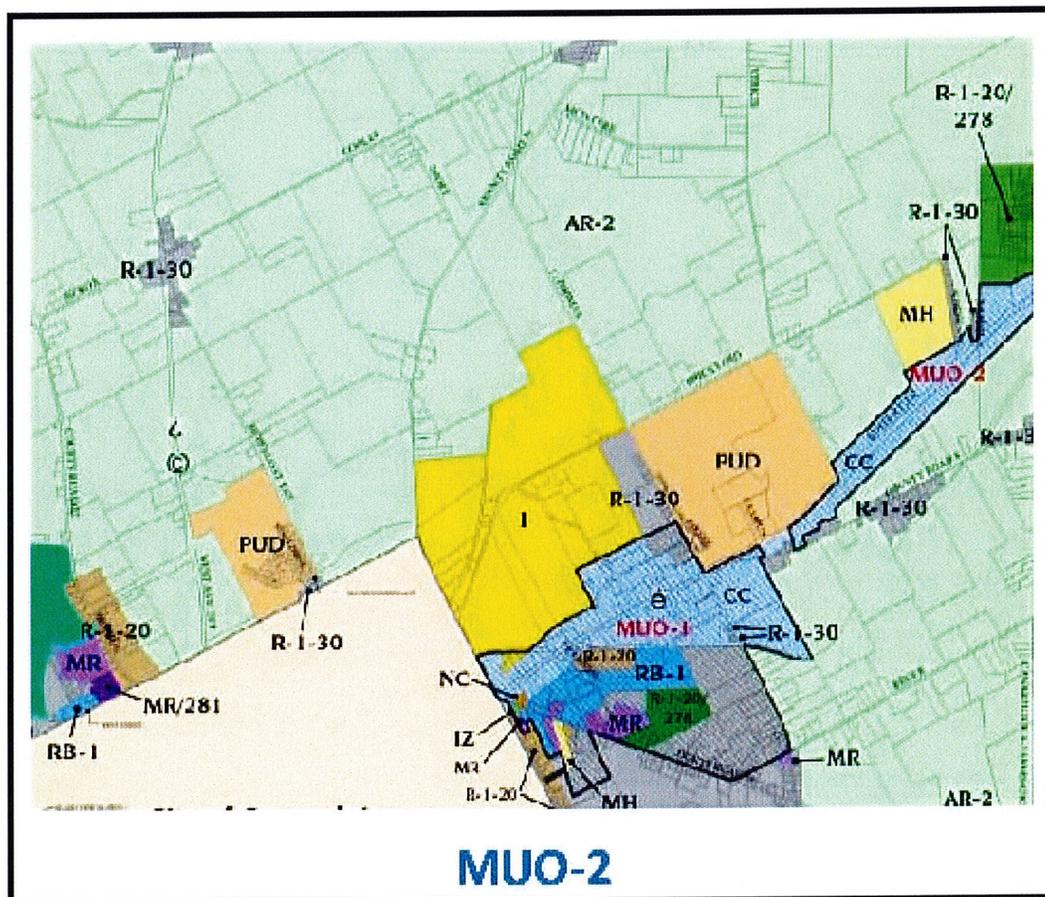
While the area is mainly AR-2, the NYS Route 332 corridor is zoned Community Commercial identified as a thin blue strip shown on both sides of NYS RT 332.



When originally proposed in early 2015, the Padelford Brook Greenway identified proposed boundary changes for the Mixed Use Overlay – 2 zoning, ending at Purdy Road. This change as outlined would be more in keeping with the Town of Canandaigua’s 2003 Comprehensive Plan. These changes were completed by the Town Board of the Town of Canandaigua at their meeting on September 21, 2015 with the adoption of Local Law 5 of 2015 (see Phase 2 for additional information).

The map below identified as MUO-2 is the zoning map which includes the previous MUO-2 borders, prior to the Town Board taking action to institute the Padelford Brook Greenway recommendations including the reconfiguration of the MUO-2 as identified later in this document as the MUO-2 map.

MUO – 2 map prior to September 21, 2015:

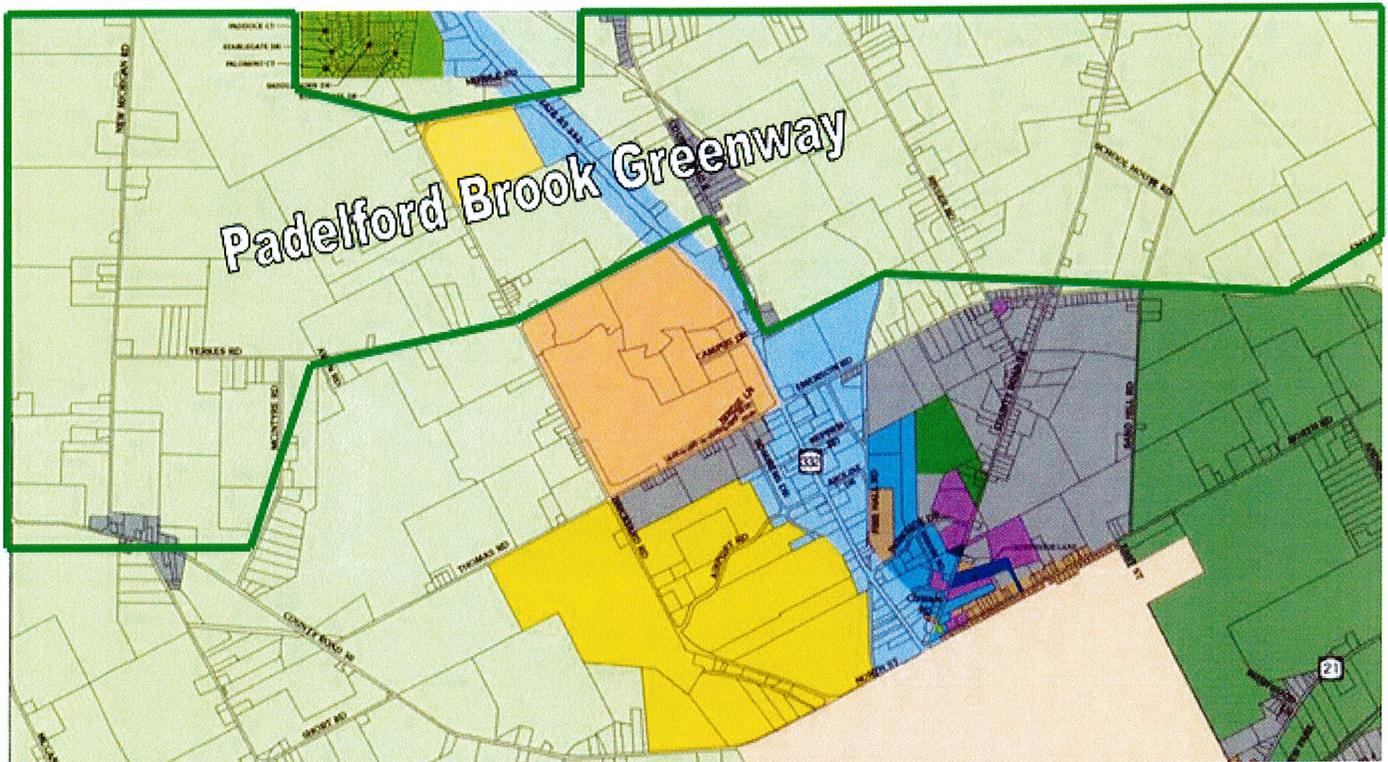


## **PADEFORD BROOK GREENWAY IMPLEMENTATION – PHASE 1**

---

Implementation of the Padelford Brook Greenway was adopted through a phased process. Phase 1 was the approval of the concept and borders identification of the Padelford Brook Greenway, and was approved by the Town of Canandaigua Town Board Resolution # 2015 – 161 on July 20, 2015.

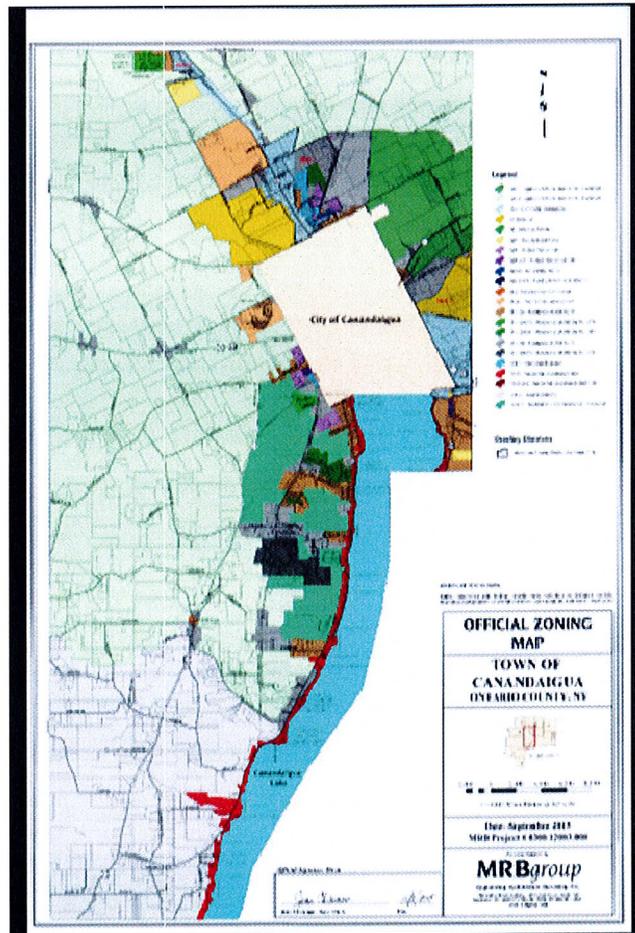
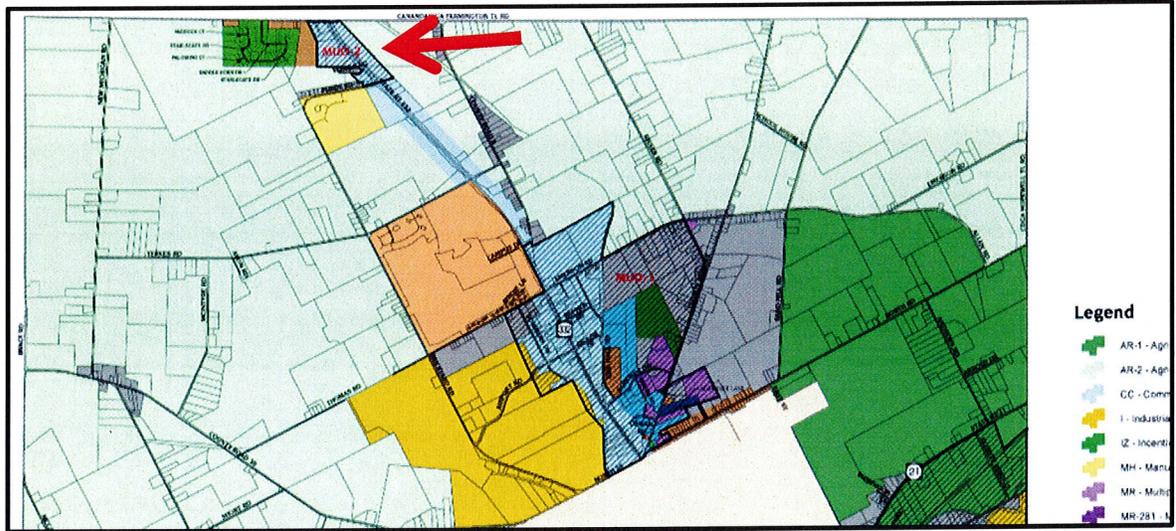
The Padelford Brook Greenway area includes an area bordered on the west by the Town of East Bloomfield, on the north by the Town of Farmington, and the Town of Hopewell on the east.



The southern border of the Padelford Brook Greenway includes an area stretching from County Road 30, McCann Road, Yerkes Road, and Emerson Road. The area specifically extends from west to east starting at the Canandaigua East Bloomfield border, across NYS Route 332 between Purdy Road and Yerkes Road, and then extends east of County Road 8 following Emerson Road to the Canandaigua Hopewell border.



As a result of the Town of Canandaigua Town Board action Resolution # 2015-205, and Local Law 5 of 2015 the official zoning map of the Town of Canandaigua was updated and officially signed by the Town Clerk on October 1, 2015 to reflect the changes in the Mixed Use Overlay – 2 (MUO-2).



## CONCLUSION

---

Through the work completed in 2015 by the Town of Canandaigua Town Board, the Planning Board, the Environmental Conservation Board, the Citizen's Implementation Committee, the Agriculture Project Team, and the Mixed Use Overlay (MUO) Project Team it is anticipated that these actions will assist with the protection of prime viable farmland on the north end of the Town of Canandaigua.

On December 8, 2015 the Town of Canandaigua Planning Board passed a resolution recommending the Town Board approve the Padelford Brook Greenway as an addendum to the Town of Canandaigua's Comprehensive Plan. As a means to further record the legislative intent of the municipal boards including the leadership of the Town Board of the Town of Canandaigua, the addition of the Padelford Brook Greenway Plan was added as an addendum to the Town of Canandaigua's Comprehensive Plan by Town Board resolution # 2015-278 on December 21, 2015.

The Padelford Brook Greenway will serve as a planning tool for generations to come in the Town of Canandaigua as the Town Board takes a long lasting stance to show support of the agricultural viability of our area, including the creation of a natural buffer in growing development, supporting of a natural wildlife corridor, and sustaining the environmentally sensitive wetlands and ecosystem of Padelford Brook through implementation of the Padelford Brook Greenway.